

MARTIN MASLIN

**TUDOR LODGE
AYLESBY
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN37 7AW**



**A SPACIOUS AND IMPRESSIVE DETACHED RESIDENCE SET WITHIN GOOD
SIZE MATURE GARDENS IN THE DELIGHTFUL VILLAGE OF AYLESBY OFFERED
WITH NO FORWARD CHAIN**

£469,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

The Property

Situated in the charming village of Aylesby this superb detached house offers very spacious accommodation which is sure to appeal to a purchaser seeking a home large enough to meet the needs of a growing family. All the rooms can genuinely be regarded as above average size and this coupled with the fact that the house stands within such lovely gardens, makes this a property which really must be viewed.

Principal features of the accommodation include the welcoming Reception Hall with a useful Cloakroom leading off, the capacious Lounge and adjoining Dining/Sitting Room with patio doors to the garden and the Living Kitchen equipped with a very impressive range of cream cabinets with quality built in appliances. French doors lead into the rear garden and there is a useful Utility Room which links directly to the Double Garage.

On the first floor there is a spacious central Landing giving access to the FIVE excellent size bedrooms. The Master Bedroom is particularly large and benefits from its own walk in Dressing Room and a superb en-suite Shower Room with an Aqualisa shower in a striped cubicle. The smallest bedroom measures 9'0 x 8'10 and could even be regarded as a double bedroom if needed or used as an excellent Study/Home Office. The Family Bathroom features a corner bath and a marble topped vanity handbasin and there is a separate toilet.

Tudor Lodge is accessed via a small bridge across a stream which runs along the front boundary. The gardens are not overlooked and are mature with established shrubs and trees and wide expanses of lawn in addition to the paved rear terrace. There is an integral double Garage plus plenty of additional parking on the block paved driveway.

The village of Aylesby is located to the west of Grimsby and is approximately 15 minutes drive from the town centre. The village of Laceby is nearby with its range of local shopping facilities and hot food takeaways etc and the property lies within the catchment of well regarded schools including the Healing Academy for 11-16 year olds. Access to the country's motorway network via the A180 interchange at Great Coates is close by and Humberside Airport is easily accessed via the A18.

Tudor Lodge is without a doubt a fine family residence enjoying a semi rural setting on the fringe of the popular village of Aylesby. EPC Rating - D



Accommodation

GROUND FLOOR

RECEPTION HALL

A welcoming entrance area featuring the spindle balustrade staircase leading to the first floor. There is a tiled floor, a dado rail and a central heating radiator.

CLOAKROOM

With a soft cream low flush w.c. and corner handbasin.

LOUNGE

5.94m(19'6)x4.11m(13'6)

A spacious room featuring a traditional style light wood firesurround with a marble inset and hearth and a living flame LPG gas fire. There are wall light points, a dado rail and a central heating radiator and a wide archway connects to the Dining/Sitting Room.

DINING/SITTING ROOM

5.99m(19'8)x3.20m(10'6)

An excellent room with a central heating radiator, a dado rail and wide patio style doors leading out onto the rear terrace.

LIVING KITCHEN

5.49m(18'0)x4.44m(14'7)plus2.44m(8'0)x1.90m(6'3)

An 'L' shaped room large enough for dining, sitting and preparation and equipped with a comprehensive range of cream wall and base cabinets with granite style high gloss worktops including a semi circular peninsular with curved cupboards beneath. The cabinets include display cupboards, plate racks and display shelves and there is a 1.5 bowl cream ceramic sink. Built in appliances comprise an AEG Competence electric oven and an AEG four ring electric hob with extractor canopy above. Plumbing is provided for a dishwasher and there is a built in fridge and freezer. The floor is tiled, French doors lead into the rear garden and there is a central heating radiator.

UTILITY ROOM

With a single drainer stainless steel sink unit, pine cabinets, plumbing for an automatic washing machine, a Worcester oil fired boiler and a door linking to the garage. Central heating radiator.

FIRST FLOOR

LANDING

MASTER BEDROOM

5.49m(18'0)x4.88m(16'0)

A superbly proportioned bedroom with a central heating radiator and doors into the Dressing Room and en-suite Shower Room.

EN-SUITE DRESSING ROOM

Equipped with a range of white wardrobes and with an access hatch to the loft space.

EN-SUITE SHOWER ROOM

2.74m(9'0) x2.54m(8'4)

Fully tiled and featuring a striped corner cubicle with an Aqualisa shower, a vanity handbasin and a w.c. There is an oval mirror with integrated lighting and a heated towel warmer.



RECEPTION HALL



RECEPTION HALL



LOUNGE



DINING/SITTING ROOM

BEDROOM TWO

4.80m(15'9)x4.78m(15'8)max/3.96m(13'0)min

With a central heating radiator.

BEDROOM THREE

4.80m(15'9)x4.37m(14'4)

With a central heating radiator.

BEDROOM FOUR

4.44m(14'7)x3.15m(10'4)

With a cylinder cupboard and a central heating radiator.

BEDROOM FIVE

2.74m(9'0)x2.69m(8'10)

Ideal as a Study and with a central heating radiator.

FAMILY BATHROOM

2.84m(9'4)x2.74m(9'0)

A good size bathroom featuring a white suite comprising a corner bath with a Bristan Cheer electric shower above, and a wide marble topped vanity handbasin with a double cupboard beneath. The walls are part tiled and there is a central heating radiator.

SEPARATE TOILET

With a white w.c. and handbasin.

OUTSIDE

Tudor Lodge stands within lovely mature gardens which are principally rectangular in shape and stocked with a wide variety of established shrubs and plants. The rear garden is mainly lawned and there is a delightful paved terrace which creates a lovely sitting area. The front garden is also lawned with established shrubs and trees and the block paved driveway provides space for parking several vehicles.

DOUBLE GARAGE

5.49m(18'0)x5.49m(18'0)

With electric light and power, twin up and over doors and an internal door linking to the Utility Room.

GENERAL INFORMATION

Mains water, electricity and drainage are connected and broadband speeds and availability can be assessed via Ofcoms checker website. Central heating comprises radiators as detailed above connected to the Worcester oil boiler located in the Utility Room and the property has the benefit of uPVC framed double glazing and a security alarm system. It falls within the jurisdiction of North East Lincolnshire Council and is in Council Tax Band F. The tenure is Freehold - subject to Solicitors verification.

VIEWING

By appointment through the Agents on Grimsby 311000. A video walkthrough tour with commentary can be seen on Rightmove and the Martin Maslin website.

IMPORTANT

Some photographs used within this brochure were taken previously when the property was furnished.



LIVING KITCHEN



LIVING KITCHEN



LIVING KITCHEN



MASTER BEDROOM



EN-SUITE SHOWER ROOM



BEDROOM TWO



BEDROOM THREE



BEDROOM FOUR



FAMILY BATHROOM



OUTSIDE

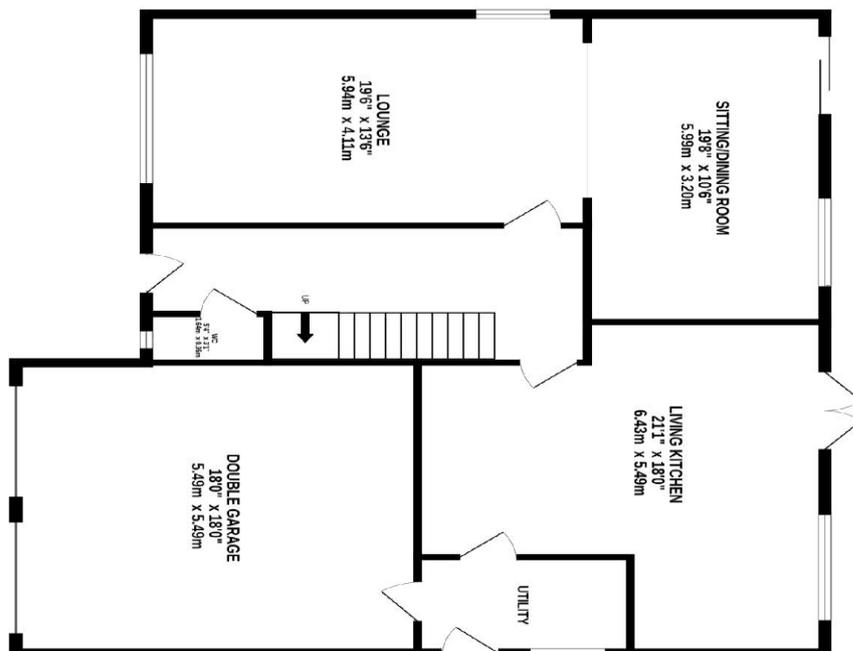


OUTSIDE

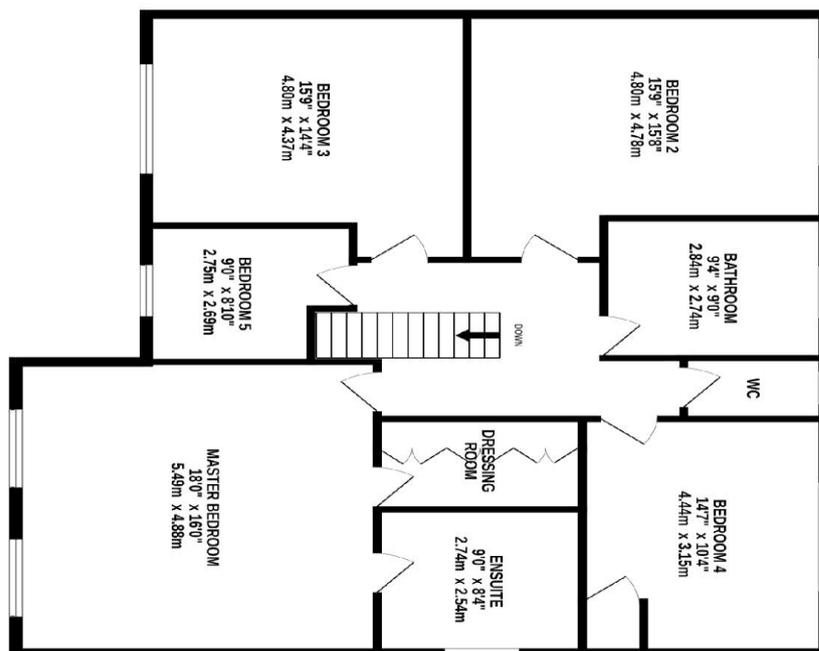


OUTSIDE

GROUND FLOOR
1329 sq.ft. (123.4 sq.m.) approx.



1ST FLOOR
1329 sq.ft. (123.5 sq.m.) approx.



TOTAL FLOOR AREA: 2658 sq.ft. (246.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property

remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.



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