

# MARTIN MASLIN

**20 ELLEN WAY  
NEW WALTHAM  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN36 4WQ**



A HANDSOME DOUBLE FRONTED DETACHED FAMILY HOME STANDING ON AN EXCELLENT SIZE PLOT WITH A GENROUS DRIVEWAY AND DETACHED DOUBLE GARAGE. BEAUTIFULLY UPDATED IT NOW FEATURES A STUNNING BUILT IN MEDIA WALL, PLANTATION SHUTTER BLINDS, QUALITY FLOORING, UPGRADED KITCHEN, FOUR EXCELLENT BEDROOMS AND TWO BATHROOMS

A GREAT OPPORTUNITY.

**£345,000**

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

[www.martinmaslinestateagents.co.uk](http://www.martinmaslinestateagents.co.uk)

# The Property

A handsome double fronted detached house found at the head of this desirable cul de sac lying just off Albery Way. Built by Cyden Homes in 2016 to their Emerald design the property benefits from an excellent size plot enjoying a generous driveway and detached double garage with a wonderful west facing rear garden.

Gradually improved and updated over the years by the vendors it now includes quality flooring, a 20'5 family Lounge with stunning media wall, an excellent open plan Living Kitchen, a delightful Sun Lounge, four generous Bedrooms (one with an ensuite Shower Room) and a Family Bathroom.

The house stands in well designed gardens featuring an artificial lawn, patio and a superb outdoor Bar/Games Room ideal for entertaining - a brilliant property in show home condition offering space and comfort throughout which really must be seen to be appreciated.

As you step through the smart Entrance Hall you are immediately greeted by the welcoming hallway with Cloakroom/W.C. where oak panelled double doors lead into the contemporary and spacious lounge featuring a bespoke media wall with illuminated displays and an electric eco fire and large flat screen TV (available by separate negotiation). The room is beautifully presented with modern wall panelling and electric window blinds.

The heart of the home is undoubtedly the open plan Living Kitchen, upgraded to include an extra wide breakfast bar displaying a range of modern cabinets and built in Neff appliances. It features a sitting area and a fitted Utility Room adjacent. Beyond is a delightful Sun Lounge fitted with plantation shutter blinds for privacy whilst enjoying space for dining and garden views.

Upstairs you will discover four excellent size Bedrooms including the master with mirrored wardrobes and en suite shower room. The main bathroom is partly tiled with a modern white suite and panelled bath.

The outdoor space also forms a great feature of this fabulous home. The front lawn is screened by private beech hedgerow with a central pathway. Meanwhile a generous block paved driveway leads in turn through double gates to the garage and additional parking. The rear garden has been designed for ease of maintenance featuring an artificial lawn and patio and boasts a superb outdoor Bar with bifold doors.

New Waltham offers a good range of local shops and amenities, there are well regarded schools for all ages in the village and there are regular buses to the towns of Grimsby, Cleethorpes and Louth.

EPC Rating – B.



# Accommodation

A canopied entrance porch with an exterior light and smart composite front door giving access to the Hallway.

## HALLWAY

**4.47m (14'8") x 1.45m (4'9")**

A lovely welcoming hallway, tastefully decorated featuring LVT flooring in a herringbone design. It has a radiator and a return staircase to the first floor with a cupboard under.

## CLOAKROOM

With a W.C, handbasin with tile splashback, radiator and an extractor fan.

## LOUNGE

**6.22m (20'5") x 3.48m (11'5")**

A fabulous modern family lounge accessed via double oak doors from the hallway. Featuring a stunning built in media wall complete with eco reflex style electric fire flanked by illuminated display shelving. The room is further enhanced by panelled walls in a mid blue and cream two tone finish with two radiators. It has a uPVC double glazed front window and double glazed patio doors fitted with electric blinds.

## LIVING KITCHEN

**7.44m (24'5") x 3.28m (10'9")**

A superb open plan living kitchen upgraded by the present owners to create an extra wide breakfast bar with matching upstands incorporating a 1.5 bowl stainless steel sink with mixer taps. A quality range of Neff appliances include a 4 ring gas hob with overhead extractor fan and light, a single fan assisted oven and grill and an integrated dishwasher. (The American style fridge freezer is available by separate negotiation). A high gloss ceramic tile floor flows through into the dining and utility areas providing space for freestanding furniture.

## UTILITY ROOM

**2.03m (6'8") x 1.60m (5'3")**

A good size utility room fitted with a tall built in storage cupboard, worktop with plumbing for a washing machine and vent for tumble dryer. It has a ceramic tile floor and a uPVC double glazed rear window.

## SUN LOUNGE

**3.66m (12'0") x 3.05m (10'0")**

A valuable addition to this superb home providing a delightful dining space overlooking the rear garden. Specially designed with fitted plantation shutter blinds which provide additional privacy, the room is also complemented by a wooden panel floor, a radiator, uPVC windows and French double glazed doors onto the patio.

## FIRST FLOOR

## LANDING

Featuring a spelled balustrade with deep stairwell. It has a radiator and access to the part boarded loft space.



HALLWAY



LOUNGE



LIVING KITCHEN



LIVING KITCHEN

### **BEDROOM ONE**

**3.56m (11'8") x 3.10m (10'2")**

A good size double bedroom with fitted wardrobes featuring sliding mirrored doors, a radiator and a uPVC double glazed rear window.

### **ENSUITE SHOWER ROOM**

**2.03m (6'8") x 1.68m (5'6")**

A smart partly tiled shower room with modern suite in white. Comprising W.C, pedestal washbasin and a large tiled walk-in single shower cubicle with thermostatic unit. It has a chrome heated towel rail and a uPVC double glazed window.

### **BEDROOM TWO**

**3.35m (11'0") x 3.20m (10'6")**

With built in double wardrobes, a radiator and a uPVC double glazed rear window.

### **BEDROOM THREE**

**3.96m (13'0") x 2.39m (7'10")**

With an accent wall, a radiator and a UPVC double glazed front window.

### **BEDROOM FOUR**

**2.95m (9'8") x 2.34m (7'8")**

Another good size bedroom with a built in double wardrobe, panelled walls and a UPVC double glazed front window.

### **FAMILY BATHROOM**

**2.06m (6'9") x 1.68m (5'6")**

A smart partly tiled bathroom with a white suite comprising W.C, pedestal washbasin and a panel bath with shower over. There is a chrome heated towel rail and a uPVC double glazed front window.

### **GARAGE**

**5.79m (19'0") x 5.56m (18'3")**

A detached double garage with power and light and twin up and over front doors.

### **OUTDOOR BAR**

**4.44m (14'7") x 2.29m (7'6")**

An ideal outdoor space for entertaining complete with built-in corner bar, power and light, TV point and bifold double glazed doors.

### **OUTSIDE**

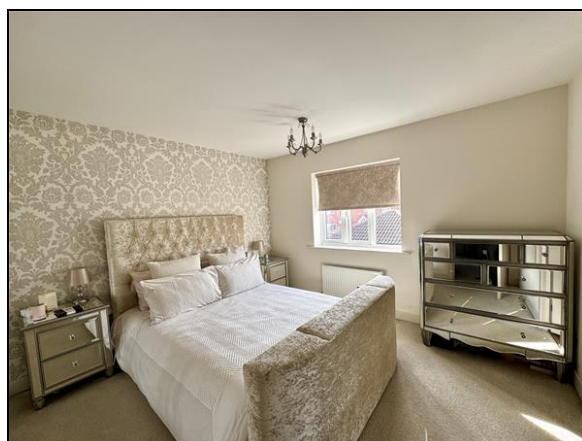
A superb detached house standing at the head of this pleasant cul de sac with its own broad frontage featuring lawned gardens with central pathway screened by mature beech hedging. There is a generous block paved driveway leading through double gates in turn to the garage. The gardens have been cleverly designed for ease of maintenance ideal for entertaining with an Indian sandstone patio and artificial lawn complemented by low raised gravelled borders. The garden enjoys a predominately west facing aspect and is screened by close bordered fencing ensuring privacy for the present owners.



SUN LOUNGE



LANDING



BEDROOM ONE



ENSUITE SHOWER ROOM

## GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected and broadband speeds and availability can be assessed via Ofcom's checker website. Central heating comprises as detailed above connected to the Ideal Logic+ Heat 15 boiler located in the Utility Room and the property benefits from uPVC framed double glazing a security alarm. The Local Authority is the North East Lincolnshire Council and is in Council Tax Band E. 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.

BEDROOM TWO

BEDROOM THREE

BEDROOM FOUR

FAMILY BATHROOM



OUTDOOR BAR



GARDENS



GARDENS

**SERVICES:** The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

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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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