

MARTIN MASLIN

34 HIGHFIELD ROAD
NORTH THORESBY
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN36 5RT



A SUPERB FAMILY HOME SIGNIFICANTLY EXTENDED OFFERING SPACIOUS OPEN PLAN LIVING AREAS WITH AN ELEGANT AESTHETIC FEEL INCLUDING A SPACIOUS LIVING DINING KITCHEN, WELCOMING HALLWAY, GENEROUS LOUNGE, DELIGHTFUL CONSERVATORY, UTILITY ROOM, CONVERTED GARAGE/STUDIO, FOUR EXCELLENT BEDROOMS AND TWO BATHROOMS

£329,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

The Property

Welcome to this lovely detached family home designed with spacious living areas and an elegant aesthetic. This home invites you to settle in and relax from the moment you step inside. Currently positioned to enjoy picturesque views over the Lincolnshire Wolds in the distance the house stands on a good size plot and benefits from a large rear garden and patio with a southerly facing aspect perfect for families.

Home to the same family for many years it has been significantly extended to provide a spacious open plan living kitchen with dining area, a large conservatory with panel roof, four comfortable bedrooms and two bathrooms. The property is well presented throughout and ready to move straight into, offered with immediate vacant possession with no chain for ease of purchase.

Principal accommodation includes: a welcoming Hallway with a Cloakroom and where the balustrade and spindle staircase rises to a lovely first floor galleried Landing. There is a spacious family Lounge with central log burning stove and patio doors opening into the delightful Conservatory with a panelled roof ideally positioned overlooking the rear garden.

The heart of the home boasting a 19' by 16' 9" overall living space combining the kitchen and dining area. This space is bathed in natural light and offers excellent views onto the garden beyond. The well-equipped kitchen include a range of style and modern cabinets complemented by a star galaxy granite worktop with pelmet lighting, built-in appliances and an Aga. Beyond the kitchen is a large Utility Room and a converted garage providing an adaptable space as a Studio or additional family room with built in storage and its own access.

At the first level is a spacious galleried Landing serving four excellent Bedrooms including the superb 18 principal bedroom suite with dressing area, bespoke built in furniture and a private ensuite Shower Room with walk-in double shower. There are three further good sized bedrooms (two doubles and a single) each enjoying views over the gardens and driveway. Completing the accommodation is a smart fully tiled modern bathroom with Sottini W.C. and a p-shaped bath with shower over.

Outside the property is approached by a generous sweeping block paved driveway. The rear garden forms one of the main attractions with its attractive block paved patios spanning the rear of the house leading on to a good size lawned garden ideal for entertaining. Number 34 is perfectly situated to appreciate a pleasant setting with a vibrant village atmosphere on the doorstep. Viewing essential to appreciate all on offer.

Accommodation

An attractive black and white canopy spanning the front of the property with pelmet lighting and a smart composite front door opening into the entrance Hallway.

HALLWAY

A lovely hallway where the balustrade and spindle staircase rises to a superb first floor landing. It has coving to the ceiling and a ceramic tile floor flowing through the majority of the ground floor areas. There is a useful understairs storage cupboard, radiator with fretted cupboard and glazed double doors opening into the Kitchen.



HALLWAY

CLOAKROOM

A modern cloakroom with a white two piece suite comprising W.C. and vanity handbasin with cupboard underneath. It has a radiator, ceramic tile floor and a uPVC double glazed window.

LOUNGE

6.71m (22'0") x 3.48m (11'5")

A lovely size room featuring a cast iron log burning stove set into a brick and tile chimney breast recess. It has a fashionable laminate floor, a radiator, coving to the ceiling and a uPVC double glazed bow front window. Further uPVC double glazed sliding doors open into the Conservatory.

CONSERVATORY

3.73m (12'3") x 3.35m (11'0")

A lovely room with a ceramic tile floor, insulated panelled roof and uPVC windows. It has a radiator and further double glazed French doors onto the rear garden and a further glazed door leads into the superb open plan Living Kitchen.

LIVING KITCHEN

5.74m (18'10") x 0.00m (0'0")

Featuring a lovely ceramic tile floor flowing though the dining areas into the Kitchen.

DINING AREA

4.19m (13'9") x 2.69m (8'10")

A generous open plan room, with space for freestanding furniture, a radiator, coving to the ceiling and uPVC sliding patio doors onto the garden.

KITCHEN

5.11m (16'9") x 2.92m (9'7")

A well fitted kitchen with a range of shaker style cabinets in a maple and matt grey finish complemented by a star galaxy granite worktop with a large ceramic sink, mixer taps and tile splashback. It has underlighting to the units, and a host of integrated appliances including a double fan assisted Hotpoint oven and grill, induction hob with overhead extractor fan, built-in dishwasher and plenty of additional storage. There is an Aga with three ovens, a freestanding American fridge, a chrome heated towel rail and a large uPVC double glazed window with pelmet lighting looking over the garden.



CLOAKROOM



LOUNGE



CONSERVATORY

UTILITY ROOM

3.61m (11'10") x 1.04m (3'5")

With plumbing for a washing machine, uPVC double glazed window and a double glazed side door. A further door leads into the Garage/Studio.

STUDIO /GARAGE

5.18m (17'0") x 2.69m (8'10")

Formerly the garage with an electric roller front door and now converted with a laminate floor, power and light and built-in storage. It has a uPVC double glazed side window and private side door.

FIRST FLOOR

LANDING

4.90m (16'1") x 2.03m (6'8")

A spacious landing with a spelled balustrade. It has coving to the ceiling, runway lights and access to the loft space. There is an airing cupboard housing the hot water tank, a radiator and a uPVC double glazed window.

BEDROOM ONE

5.44m (17'10") x 3.66m (12'0") max

A superb main bedroom fitted with a high quality range of bespoke furniture featuring a double bed recess with overhead storage and a further bank of full height wardrobes. The dressing area provides further wardrobes and a freestanding dressing table and mirror. There is a radiator and uPVC double glazed window.

EN-SUITE SHOWER ROOM

2.95m (9'8") x 0.00m (0'0")

Featuring a smart vanity unit with offset sink, pillar taps and a mirror, W.C, and a large walk-in double shower with drencher head and sliding doors. It has recessed ceiling spotlights, an extractor fan and a uPVC double glazed window.

BEDROOM TWO

3.51m (11'6") x 3.48m (11'5")

A good size double bedroom with coving to the ceiling, a radiator and a uPVC double glazed front window.

BEDROOM THREE

3.10m (10'2") x 2.95m (9'8") max

A lovely bedroom overlooking the rear garden with a triple wardrobe, a radiator and a uPVC double glazed window.

BEDROOM FOUR

2.97m (9'9") x 1.73m (5'8")

With a built-in wardrobe, a radiator and double glazed uPVC window.

FAMILY BATHROOM

2.67m (8'9") x 1.63m (5'4")

A smart fully tiled bathroom with a white suite comprising W.C, semi recessed Sottini washbasin with pillar taps and a P shaped bath with a thermostatic shower and curved glass screen. it has laminate flooring, a chrome heated towel rail and a uPVC double glazed window.



LIVING KITCHEN



DINING AREA



DINING AREA



KITCHEN

OUTSIDE

The property is approached via a spacious block paved driveway with a shaped front lawn set behind a low brick and coping stone wall boundary. In the Agents opinion the rear garden forms one of the main attractions with a generous block paved patio spanning the width of the house leading onto a good size lawned garden interspersed with plants and shrubs. It has fencing to the perimeters and views onto the Wolds in the distance.

GENERAL INFORMATION

Mains water, electricity and drainage are all connected and broadband speeds and availability can be assessed via Ofcom's checker website. Central heating comprises radiators as detailed above connected to the oil fired Worcester central heating boiler located in the Studio and the property has the benefit of uPVC framed double glazing. The Local Authority is East Lindsey District Council and is in Council Tax Band D. The tenure is Freehold subject to Solicitors verification.

AGENTS NOTE

We are advised that there is a planning application by Cyden Homes to build 190 homes at the rear of the property which as not been agreed upon at this time.

VIEWING

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

LOCATION AND AMENITIES

Highfield Road is located in the popular village of North Thoresby lying just off Ludobrough Road, The Village square is within walking distance with its local shops and amenities.



STUDIO



LANDING



BEDROOM ONE



EN-SUITE SHOWER ROOM



BEDROOM TWO



BEDROOM THREE



BEDROOM FOUR



FAMILY BATHROOM



OUTSIDE



OUTSIDE



OUTSIDE

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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