

MARTIN MASLIN

WILLOW LODGE
MAIN STREET
FULSTOW
LINCOLNSHIRE
LN11 0XF



FOUND IN THE HEART OF THIS PICTURESQUE VILLAGE, A MODERN DETACHED RESIDENCE OVERLOOKING ANCIENT PASTURES. BEAUTIFULLY PRESENTED THROUGHOUT INCLUDING A WELCOMING HALLWAY, A SUPERB SITTING ROOM, A FABULOUS LIVING KITCHEN WITH TOP TEIR NEFF APPLIANCES AND CENTRE ISLAND, FOUR EXCELLENT BEDROOMS INCLUDING THE PRINCIPAL BEDROOM WITH GLASS PANELLED JULIET BALCONY, THREE LUXURY BATHROOMS AND A 150 FOOT LONG PRIVATE DRIVEWAY. SCHEDULE YOUR VIEWING TODAY!

£549,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

The Property

Welcome to your dream home, a modern detached residence overlooking ancient pastures. Nestled in the heart of this picturesque Village, this stunning modern detached home offers a perfect balance of contemporary luxury and timeless countryside charm. Overlooking a breathtaking ancient grazing pasture, this residence has been thoughtfully designed to provide an exceptional living experience with high quality finishes throughout.

Noteworthy features include a welcoming Entrance Hall that sets the tone for the rest of the home. A superb Sitting Room featuring a log burning stove, a fabulous Living Kitchen complete with centre island quartz worktops and top tier Neff appliances. Upstairs there are four excellent sized bedrooms, the principal with its own private jaw dropping Juliet balcony and three luxury Bathrooms. The outdoor splendor continues approached via a 150 foot private driveway gated for privacy leading to ample parking and a large integral garage. Beyond lies a south facing sunny rear garden with a large patio for entertaining overlooking fields.

Principal features include a welcoming Hallway and an excellent sized Cloakroom with W.C from where the spindle staircase with its oak handrail rises to the first floor galleried landing. Double doors open from the Hallway into a superb Sitting Room featuring a charming log burning modern stove with two sets of patio doors giving views and access onto the rear garden. Undoubtedly the fabulous Living Kitchen extending to 21'2" in length is the showpiece of the home designed by the present owners with a German Schuller Kitchen fitted with top tier Neff appliances, a 2.8 metre centre island, an induction hob with down drafter extractor fan, quartz worktops and stylish strip lighting under the

counter. The Dining Area at one end provides a seamless transition to the outdoor living thanks to the full height sliding patio doors opening onto the beautiful landscaped rear garden. Beyond, a large Utility Room/ Boot Room offers practicality and storage with its attractive array of matching cabinets and a useful sink.

Upstairs is a delightful Landing with a striking staircase and elegant oak hand rail. There are four excellent sized bedrooms including a fabulous principal bedroom, a true retreat boasting a high vaulted ceiling and a Juliet glass panel balcony with glass sliding doors allowing for uninterrupted views of the garden and Lincolnshire Wolds beyond. There is a large private En-suite Shower Room within the principal bedroom featuring a large walk-in designer glass panelled shower and built-in vanity unit in a high gloss black finish. The second guest bedroom with a private En-Suite Shower Room also offers luxurious and private space for visitors including a large walk-in designer Shower Room with vanity unit in a high gloss finish. The third bedroom which is currently used as a home office situated over the garage offers flexibility whilst the fourth bedroom is fitted with deep built-in wardrobes with fitted oak doors. Completing the accommodation, the principal Family Bathroom is beautifully designed with high end fittings including a freestanding bath and built in vanity unit in a black high gloss finish.

Undoubtedly the property is best viewed from the rear with its stunning full height Apex glass rear facade incorporating the Juliet balcony and sliding patio doors. The south facing rear garden is a sun drenched retreat with a spanning rear patio perfect for outdoor entertaining. Complete with quality craftsmanship throughout, this exceptional home is designed for modern living whilst embracing its stunning rural surroundings. Don't miss the opportunity to own this extraordinary home in this sought after Village setting. Contact our office to arrange a private viewing.



Accommodation

An attractive solid oak Entrance Porch with exterior lighting.

HALLWAY

5.03m (16'6") x 2.21m (7'3")

Accessed via a composite front door in an Oak finish with matching side panel. A welcoming hallway where the spindle staircase with oak hand rail rises to a lovely first floor galleried landing. It has a designer Karndean floor flowing through the majority of the ground floor area.



HALLWAY

CLOAKROOM/W.C

2.21m (7'3") x 2.06m (6'9")

An unusually large Cloakroom with modern high gloss furniture and white suite comprising; W.C with semi recess wash basin, pillar tap and tile splashback.



CLOAKROOM/W.C

LOUNGE

5.49m (18'0") x 3.71m (12'2")

Accessed via half glazed oak doors from the Hallway, a lovely relaxing room overlooking the garden. Featuring a must have designer cast iron log burning stove for those cozy evenings. The room is tastefully decorated in pastel colours and benefits from two sets of French double glazed doors opening onto the rear garden.



LOUNGE

KITCHEN

6.45m (21'2") x 5.28m (17'4")

Individually designed by the present owners featuring a most impressive German Schuller designed kitchen in a modern sand grey and dark walnut two tone finish complimented by quartz worktops. Featuring a matching 2.8 metre centre island with ambient under counter strip lighting. High quality Neff appliances include an induction hob with built in rise and fall electric down drafter, two matching hide and slide ovens with warming drawer beneath, full height larder fridge and freezer units, together with an integrated dishwasher. Cleverly designed the kitchen incorporates a cutaway sink with further quartz worktops, pillar tap and illuminated glass backdrop. The Kitchen is further enhanced by handleless units which provide that seamless finish. A designer Karndean floor flows through into the Dining Area featuring full height sliding patio doors opening onto the rear garden.



KITCHEN

UTILITY ROOM

2.34m (7'8") x 2.18m (7'2")

A large utility room/boot room with a range of cabinets, complimentary worktops and a cutaway sink. There is plenty of additional storage cupboards and a double glazed door onto the garden. A further courtesy fire door leads into the garage.

FIRST FLOOR LEVEL

LANDING

3.78m (12'5") x 2.21m (7'3")

A pleasant landing featuring a spelled balustrade with oak handrail and access to a part bordered loft space.

PRINCIPAL BEDROOM ONE

4.52m (14'10") x 4.22m (13'10") ext to 20'7" max

A most impressive principal bedroom with a part vaulted ceiling and Juliet glass panelled balcony with sliding doors providing magnificent views onto the rear garden and into the Lincolnshire Wolds beyond.

PRIVATE EN-SUITE SHOWER ROOM

3.35m (11'0") x 2.18m (7'2")

A superb private shower room fitted with high gloss built in furniture featuring W.C and designer Italian style sink. It has a large part tiled and glass panelled shower cubicle with digital Aqualisa Shower unit and drencher head. There is an additional storage cupboard, a Karndean floor and uPVC window along with a chrome heated towel rail.

BEDROOM TWO/GUEST BEDROOM

4.37m (14'4") x 4.22m (13'10")

A superb 'L' shaped bedroom with double glazed front window.

EN-SUITE SHOWER ROOM

2.74m (9'0") x 1.75m (5'9")

Another excellent designer shower room with built-in furniture in a high gloss finish with a white suite comprising W.C, semi recessed wash basin and tile splashback. It has a large walk-in tiled double shower with glass panel and Aqualisa quartz unit. Complimented by Karndean flooring and a chrome heated towel rail.

BEDROOM THREE

4.80m (15'9") x 3.48m (11'5")

A large bedroom/home office. Situated over the garage, a superb dormer bedroom with two windows allowing natural light.

BEDROOM FOUR

3.73m (12'3") x 2.69m (8'10")

A good sized fourth bedroom with two built-in double walk-in wardrobes with oak doors and a double glazed window overlooking the rear aspect.

FAMILY BATHROOM

2.51m (8'3") x 2.21m (7'3")

A large principal bathroom featuring a freestanding double ended bath with separate pillar tap and shower attachment. Featuring built-in high gloss furniture with a white suite comprising W.C, large wash basin with pillar tap and tile splashback. It has a designer Karndean floor and a chrome heated towel rail.

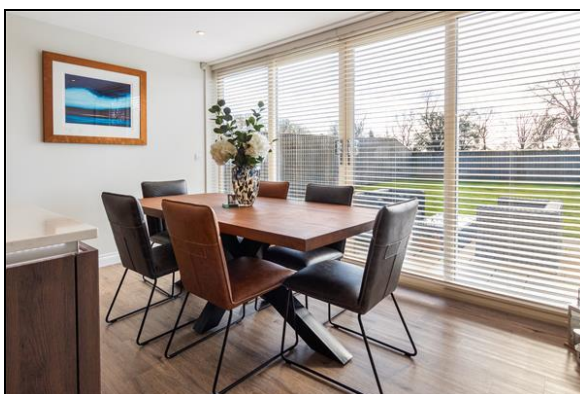
GARAGE

5.41m (17'9") x 4.88m (16'0")

With power and light, electric roller front door and further courtesy fire door to the Utility room.



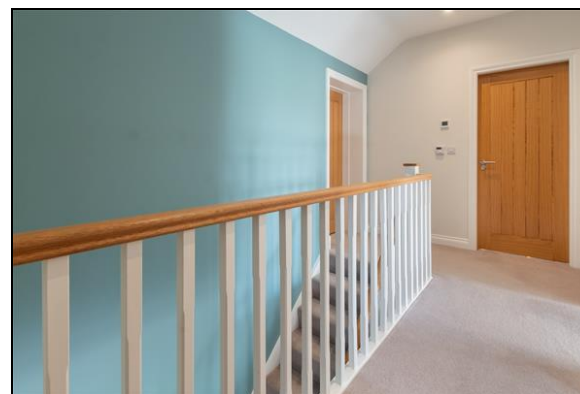
KITCHEN



KITCHEN



UTILITY ROOM



LANDING

OUTSIDE

Willow Lodge stands well back from the main street approached via an impressive 150 foot long private driveway accessed through double gates onto a block paved parking and turning area. It has a deep front lawned garden with shrubs and fencing to the perimeter. In the Agents opinion, the property is best viewed from the rear with its signature glass fronted Apex roof line interjecting with sliding patio doors forming a Juliet balcony. A generous paved patio spans the rear of the property creating the ideal sitting and relaxing area for garden furniture. Meanwhile, shaped lawns surround the rear boundary with fencing backing onto an ancient grazing pasture. The gardens enjoy a particularly valuable south facing aspect perfect for the summer months.

GENERAL INFORMATION

Mains, water, electricity and drainage are connected. Central heating comprises of underfloor heating to the ground and first floor accommodation connected to the Air source heat pump (located in the front garden). The property benefits from smart cream uPVC framed double glazing and a security alarm system is installed. The property is under the jurisdiction of the East Lindsey District Council and our enquiries indicate the property to be in Council Tax Band - E. The tenure is Freehold subject to Solicitors verification.

VIEWING

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

LOCATION AND AMENITIES

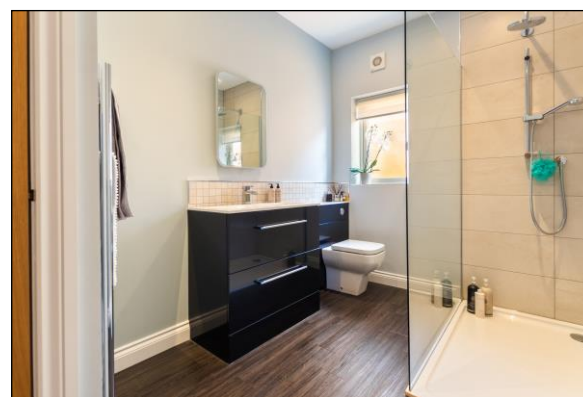
Willow Lodge is situated on the Main Street within the Village. Located approximately 500 metres from the crossroads at The Cross Keys Pub on the right hand side it is accessed via a long private driveway.



PRINCIPAL BEDROOM ONE



PRINCIPAL BEDROOM ONE



EN-SUITE SHOWER ROOM



EN-SUITE SHOWER ROOM



BEDROOM TWO



BEDROOM THREE



OUTSIDE



BEDROOM FOUR



OUTSIDE



FAMILY BATHROOM



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.

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract.

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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