

# MARTIN MASLIN

15 LABURNUM AVENUE  
WALTHAM  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN37 0JT



AN OUTSTANDING SEMI DETACHED PROPERTY LOCATED IN THE HEART OF WALTHAM WITHIN WALKING DISTANCE OF THE HIGH STREET, SIGNIFICANTLY EXTENDED TO CREATE THREE RECEPTION ROOMS, A SUPERB 'L' SHAPED LIVING KITCHEN, 3/4 BEDROOMS AND 2 BATHROOMS. SET WITHIN FABULOUS LANDSCAPED REAR GARDENS RESEMBLING A SMALL PARK OFFERING AN EXCEPTIONAL LIFESTYLE OPPORTUNITY. VIEWING HIGHLY RECOMMENDED.

**£295,000**

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

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

# The Property

A truly outstanding property in a prime location. Nestled in the heart of the ever desirable Waltham, this fabulous semi-detached house offers a rare blend of elegance, comfort and meticulous landscaped gardens that resemble a small private park. Just a short stroll from the vibrant High Street, this property is a true gem that has been refurbished to an exceptional standard leaving no stone unturned.

Thoughtfully extended in 2015, the rear of the home was transformed to create expansive living spaces incorporating a spacious 'L' shaped kitchen with high vaulted ceiling and centre island, a utility room with rear lobby, a bathroom and an additional bedroom/snug. No.15 has been refurbished to perfection including comprehensive plumbing works, extra insulation, expert plastering and underfloor heating in select areas ensuring warmth and comfort throughout.

The house is immaculately maintained including 2/3 reception rooms, 2 bathrooms and 3/4 bedrooms whilst the outside space offers perfect al-fresco dining with patios, raised decking and beyond is a 150 foot lawned garden. In addition there is a large detached garage and workshop, store and an extensive driveway for car enthusiasts and hobbyists which both add practically to the curb appeal.

The principal accommodation includes a warm and inviting hallway with underfloor heating where the staircase leads to the first floor. The lounge with its deep bay provides a relaxing room whilst glazed double doors open into a generous dining room ideal for entertaining.

Beyond lies the heart of the home: the 'L' shaped living kitchen with its high vaulted ceiling and velux roof lights benefiting from underfloor tiled heating. The kitchen displays a range of shaker style cabinets with a matching centre island and a range of appliances (available by separate negotiation).

Continuing through is the utility room with its rear lobby, a ground floor fully tiled modern bathroom and an additional snug/occasional fourth bedroom with French doors opening onto the rear garden. Upstairs, a pleasant landing serves three excellent sized bedrooms including the principal with fitted modern sliding wardrobe doors and a modern Shower Room.

In the Agents opinion, the rear garden is undoubtedly the main attraction, unbeknown to many, a gardeners dream. A wonderful, private oasis set within stunning gardens resembling a small park offering tranquility and style in equal measure. Guests can enjoy al-fresco dining on the attractive patio or relax on the raised decking whilst taking in the gardens natural beauty.

Beyond the patio and fence is a 150 foot split level lawned garden ideal for the growing family. To the front, an extensive block paved driveway provides plenty of parking with double wrought iron gates leading in turn to the large detached garage and workshop.

This outstanding property offers an exceptional lifestyle opportunity within walking distance of the local High Street with its shops, cafes and schools all within easy reach. A unique and charming home not to be missed.





# Accommodation

A canopied front entrance porch and a smart uPVC double glazed front door leads directly into the hallway.

## HALLWAY

A lovely welcoming hallway with a polished tiled floor providing underfloor heating, a radiator with fretted cover and modern panelling. It has a uPVC double glazed window and a staircase with LED step lighting to the first floor.

## LOUNGE

**4.01m (13'2") into bay x 4.01m (13'2")**

A generous lounge featuring a deep walk-in uPVC bay window. Tastefully decorated with an accent adorned wall and a radiator. Glazed modern doors open into the dining room.

## DINING ROOM

**5.21m (17'1") x 3.73m (12'3")**

A generous dining room open plan to the kitchen forming a central entertaining area with an accent adorned wall, recess lighting and a modern radiator. It has a useful understairs storage cupboard and a double glazed side window.

## LIVING KITCHEN

**5.18m (17'0") x 2.74m (9'0") extending to 17'0"**

A wonderful 'L' shaped kitchen forming the heart of this beautiful home featuring a high vaulted ceiling with LED lighting and velux roof lights providing natural light. The kitchen displays a range of cream shaker style cabinets with chrome handles, solid oak butchers block worktops and a 1.5 bowl sink with mixer taps. There is a matching modern oval shaped centre island with seating area and double glazed patio doors overlooking the rear courtyard. Within the kitchen there is a built-in dishwasher, a freestanding Range Master cooker (available by separate negotiation) with glass splashback and overhead extractor fan. In addition there is housing for an American fridge (also available by separate negotiation). There is ample storage space with overhead ambient lighting, ceramic tile floor with underfloor heating and a further uPVC double glazed side window.

## UTILITY ROOM

**2.44m (8'0") x 2.36m (7'9")**

With a matching range of cream shaker style cabinets, solid butchers block oak worktops and a Belfast pot sink with mixer taps. There is plumbing for a washing machine and space for a tumble dryer. The utility room has a ceramic tiled floor with a radiator and a uPVC double glazed door leading to the garden.

## INNER LOBBY

Leading to the ground floor Bathroom and further Snug/fourth Bedroom



HALLWAY



LOUNGE



DINING ROOM



DINING ROOM

### SNUG/OCCASIONAL FOURTH BEDROOM

**2.79m (9'2") x 2.46m (8'1")**

A delightful and flexible sitting room which could be used as an occasional bedroom with a ceramic tile floor, recess lighting and radiator. It has French style uPVC patio doors giving views and access onto the rear garden.

### GROUND FLOOR BATHROOM

**2.44m (8'0") x 1.52m (5'0")**

A smart and modern bathroom with white built-in high gloss furniture. Featuring a W.C, semi recessed wash basin with tile splashback and a corner bath with shower and glass screen. Fully tiled with a distinctive border relief, chrome heated towel rail and a tiled floor.

### FIRST FLOOR

#### LANDING

A pleasant landing with a uPVC double glazed side window and access to a fully bordered loft space with power and a pull down ladder. All rooms lead directly off as follows.

#### BEDROOM ONE

**3.68m (12'1") x 2.84m (9'4")**

A lovely relaxing bedroom featuring modern sliding mirrored doors with ample storage, drawers and built-in electric sockets. Beautifully decorated with an accent adorned wall with radiator and a uPVC double glazed window overlooking the fabulous rear garden below.

#### BEDROOM TWO

**3.35m (11'0") x 3.28m (10'9")**

Another good sized double bedroom with a radiator and a uPVC double glazed front window.

#### BEDROOM THREE

**3.35m (11'0") x 1.85m (6'1")**

A good sized third bedroom currently used as an office with built-in desk space, a radiator and a uPVC double glazed front window.

#### SHOWER ROOM

A modern, full tiled shower room with panelled ceiling and powder coated radiator featuring a W.C, corner wash basin with pillar style tap and a walk-in shower with thermostatic unit and sliding door. It has a tiled floor and a uPVC double glazed rear window.

#### GARAGE

**4.88m (16'0") x 2.95m (9'8")**

A good sized garage with power and light, up and over front door and courtesy side door. Adjoining the garage is a covered log bin store and beyond a further rear store.

#### REAR STORE

**3.48m (11'5") x 2.90m (9'6")**

With power and light benefitting from its own entrance door.



LIVING KITCHEN



LIVING KITCHEN



LIVING KITCHEN



UTILITY ROOM



## OUTSIDE

The property enjoys a wide frontage landscaped with block edge and concrete paving, providing ample off road parking. Further gates to one side lead along a private driveway in turn to the garage. In the Agents opinion, the rear garden provides the perfect outdoor space for both relaxation and entertainment. A lovely patio and raised decking provides an ideal setting to enjoy barbecues and simply unwinding after a long day. Beyond a split level extensive lawned garden stretches an extra 150 feet with planter borders and mature trees. The garden enjoys a great deal of sunshine during the summer months and is well screened by fencing ensuring privacy for the present owners.

## GENERAL INFORMATION

Mains, gas, water, electricity and drainage are connected and broadband speeds and availability can be accessed via the Ofcoms checker website. Central heating comprises radiators as detailed above connected to the Ideal Logic gas central heating boiler (located in the utility room). the property has the benefit of uPVC framed double glazing and falls within the jurisdiction of the North East Lincolnshire Council. The Council Tax Band is - B and the tenure is Freehold subject to Solicitors verification.

## VIEWING

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



SNUG/OCCASIONAL FOURTH BEDROOM



GROUND FLOOR BATHROOM



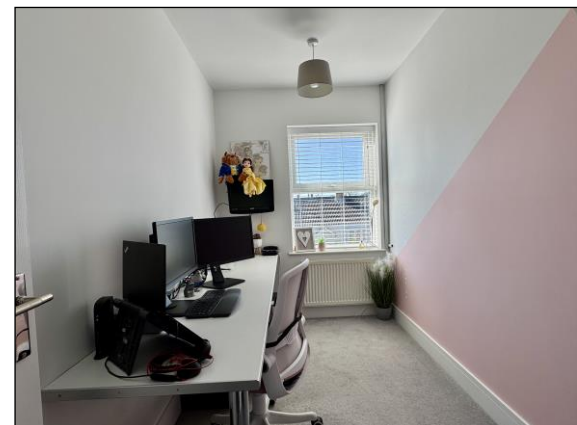
LANDING



BEDROOM ONE



BEDROOM TWO

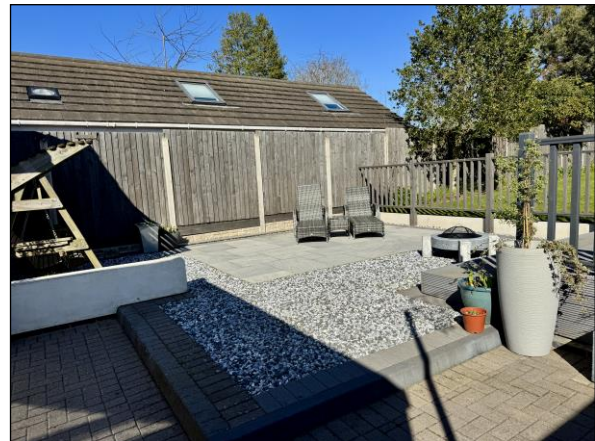


BEDROOM THREE





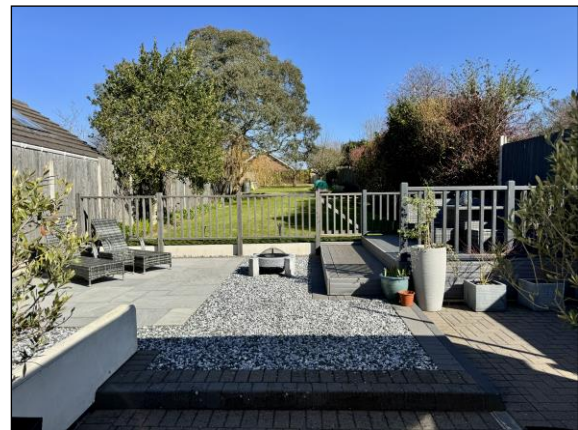
SHOWER ROOM



OUTSIDE



OUTSIDE



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.

**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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