

MARTIN MASLIN

FAIRVIEW
HIGH STREET
NORTH THORESBY
NEAR GRIMSBY
NORTH EAST LINCOLNSHIRE
DN36 5PL



A CLASSIC EDWARDIAN DETACHED RESIDENCE WITH AN IMPRESSIVE SINGLE STOREY ANNEXE AND OUTBUILDINGS AT THE REAR, ALL SET WITHIN EXTENSIVE ESTABLISHED GARDENS IN THE POPULAR VILLAGE OF NORTH THORESBY.

£525,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

The Property

Situated in the charming village of North Thoresby, Fairview is a classic double fronted detached Edwardian residence, dating from 1902 and providing well proportioned accommodation with the benefit of oil fired central heating, quality double glazing by Spire Windows of Louth and a security system. The original property has been enhanced by the creation of a superb single storey annexe at the rear, comprising a 25'0" principle Living Area, a Dining Kitchen and an adjacent Shower Room. This additional accommodation offers ultimate flexibility depending upon a buyers needs with scope to be used for a live-in relative perhaps, as a work from home space or just to be enjoyed in conjunction with the main house.

Principal features of the main accommodation include the central Reception Hall from where the staircase leads to the first floor, the lovely front Sitting Room with a Minster stone fireplace and adjoining Sun Lounge, the formal Dining Room (which could be used as an additional Living Room) and the excellent Kitchen with its range of grey shaker style units and built in appliances. A Breakfast Room adjoins the Kitchen and a hallway links to the annexe accommodation whilst upstairs there are four Bedrooms, three being particularly good size doubles. The Bathroom is certainly larger than average with a white suite including a bath and separate shower cubicle.

Fairview stands within grounds of around 0.4 of an acre which are principally lawned and include fruit trees, flowering cherries, established shrubs etc. The former Garage is currently used as a pottery studio although it could easily re-convert and in addition there is a Summerhouse, a coal store and a particularly spacious store/workshop which, subject to obtaining necessary permission, could be incorporated into the annexe accommodation to make it even larger!

The village of North Thoresby provides local facilities including a general store, a popular public house/restaurant and a primary school.

Fairview is a fine home which stands majestically within its own extensive grounds and viewing is highly recommended. The flexibility of the annexe accommodation really gives the property an added dimension and the opportunity to visit should not be missed.



Accommodation

GROUND FLOOR ENTRANCE LOBBY

RECEPTION HALL

With the spindle balustrade staircase leading to the first floor. There is an understairs cupboard and a central heating radiator.

SITTING ROOM

4.27m (14'0") x 3.96m (13'0") plus bay window

A lovely room featuring a Minster stone fireplace with an open fire grate and a recessed part glazed cupboard. There is a picture rail and a central heating radiator and an arch links to the Sun Lounge.

SUN LOUNGE

4.27m (14'0") x 2.84m (9'4")

With an arched recess, a central heating radiator and French doors leading out into the courtyard area.

DINING ROOM

3.96m (13'0") x 3.91m (12'10") plus bay window

An excellent formal dining room (or additional living room) featuring a brick lined fire recess with a quarry tiled hearth. There is a picture rail and a central heating radiator.

KITCHEN

3.30m (10'10") x 2.84m (9'4")

Equipped with an impressive range of grey shaker style wall and base cabinets with butchers block worktops incorporating a single drainer grey sink unit. Built in appliances comprise a Bosch double electric oven and a Bosch induction hob with an extractor canopy above. There is a dishwasher, a central heating radiator and a tiled floor.

BREAKFAST ROOM

2.49m (8'2") x 2.44m (8'0")

Adjacent to the kitchen and with a central heating radiator and a glazed screen wall.

UTILITY ROOM

2.44m (8'0") x 1.17m (3'10")

With plumbing for an automatic washing machine and space for a fridge freezer.

BOILER ROOM

2.69m (8'10") x 1.83m (6'0")

With a Camray oil fired central heating boiler.

INNER HALL

Leading to the annexe accommodation. There is a central heating radiator and an airing cupboard.



RECEPTION HALL



SITTING ROOM



SUN LOUNGE

BEDROOM ONE

3.96m (13'0") x 3.96m (13'0")

A lovely double bedroom at the front of the house with a central heating radiator.

BEDROOM TWO

3.96m (13'0") x 3.17m (10'5")

With a laminate floor and a central heating radiator and a window looking out to the front of the house.

BEDROOM THREE

4.27m (14'0") x 2.84m (9'4")

Currently used as an office and with a laminate floor and a central heating radiator.

BEDROOM FOUR

2.74m (9'0") x 2.29m (7'6")

With a laminate floor and a central heating radiator and an internal window to the Landing.

BATHROOM

3.28m (10'9") x 2.82m (9'3")

An excellent size bathroom featuring a white suite comprising a panel bath, a pedestal handbasin, a w.c. and an etched shower cubicle with an Aqualisa fully plumbed mixer type shower. The walls are half tiled and there is a heated towel rail plus a central heating radiator.

LOUNGE/BEDROOM

7.62m (25'0") x 3.96m (13'0")

A very flexible room suitable as a home annexe, a gymnasium, a work from home space etc. It features a beamed vaulted ceiling and two central heating radiators.

DINING KITCHEN

4.83m (15'10") x 2.36m (7'9")

Equipped with a range of hessian finish wall and base cabinets with light oak style worktops incorporating a single drainer stainless steel unit. The floor is tiled and the walls are part tiled and there is ample space for a dining table. Three windows provide plenty of natural light.

SHOWER ROOM

2.59m (8'6") x 1.75m (5'9")

With a white suite comprising a handbasin, a low flush w.c. and a shower cubicle with an Aqualisa shower. There is a central heating radiator and the walls are part tiled.

OUTSIDE

Fairview stands within beautiful established grounds which are rectangular in shape and are predominantly lawned to both the front and rear. A long gravelled driveway leads past the western side of the main house to a sizeable parking area in front of the garage which also features a paved patio area and a brick edged shrub bed. The main garden area is positioned behind the garage and outbuildings and includes an established lawn plus an orchard area and mature trees and shrubs. There is a rectangular summerhouse and the south facing rear garden is undoubtedly one of the property's principal attributes.



DINING ROOM



KITCHEN



KITCHEN



KITCHEN

GARAGE/STUDIO

5.49m (18'0")max x 3.86m (12'8") 'L' shape

Currently used as a pottery studio with wooden double doors and a uPVC door and windows.

STORE

4.57m (15'0") x 3.66m (12'0")

A very useful external store which could perhaps be utilised to enlarge the annexe accommodation if required.

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 Camray oil boiler in the Boiler Room and the property has the benefit of a security alarm and quality uPVC double glazing by Spire Windows of Louth. It falls within the jurisdiction of East Lindsey District Council and is in Council Tax Band D. The tenure is Freehold - subject to Solicitors verification. Please note we are advised the western boundary of the property includes a ditch positioned outside of the line of the hedge.

VIEWING

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



BEDROOM ONE



BEDROOM TWO



BEDROOM FOUR



BEDROOM THREE



LOUNGE



BATHROOM



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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