

# MARTIN MASLIN

'BADMINTON'  
24 SIGNHILLS AVENUE  
CLEETHORPES  
NORTH EAST LINCOLNSHIRE  
DN35 0BU



AN ELEGANT DETACHED RESIDENCE DATING FROM THE 1920's AND OFFERING EXTENSIVE, HIGH QUALITY ACCOMMODATION SET WITHIN LANDSCAPED GARDENS EXTENDING TO AROUND 1/3 OF AN ACRE. FEATURING 4/5 BEDROOMS OFFERED WITH NO FORWARD CHAIN.

£575,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

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

# The Property

Standing majestically on the corner of Signhills Avenue and Oxford Street, Badminton is a wonderful home of immense charm and grandeur. Dating from the 1920's the property offers flexibility of layout and use depending upon a purchasers requirements and can admirably meet the needs of a family buyer with its excellent size rooms, 10'0 ceilings and extensive grounds.

The property benefits from gas central heating, uPVC framed double glazing and a security alarm and principal features of the accommodation include the impressive Reception Hall with its oak block floor and elegant wide staircase leading to the first floor, the Family Room (easily usable as an additional bedroom if required due to the proximity of the ground floor Shower Room) and the classic Dining Room which can accommodate the largest of dining tables and links directly to the Conservatory at the side of the house. Pride of place amongst the ground floor accommodation must be afforded to the immense lounge with its oak strip floor, double aspect windows and recessed fireplace whilst the lovely Dining Kitchen is also very special, being equipped by Haagensens with a comprehensive range of deep blue wall and base units, built-in appliances and granite worksurfaces. A dining/sitting area, with high vaulted ceiling, adjoins the main kitchen area and there is also a good size Utility Room and adjoining Boot Room/Store. An updated Shower/Cloakroom completes the picture of the ground floor accommodation.

At first floor level the spacious Landing gives access to all four double bedrooms with the principal bedroom equipped (again by Haagensens) with a contemporary range of gloss black/white furniture with a lighting canopy above. The Bathroom is of excellent size and boasts a full white suite including, bath, bidet and shower enclosure.

Badminton is cleverly sited within its 1/3 acre grounds to enjoy the best of the afternoon and evening sunshine with the main lawned garden to the south-western side. The extensive lawned area is screened by high hedging and is enhanced by several paved terraces and patios plus raised beds. One driveway gives access to the Garage from Signhills Avenue whilst a second driveway from Oxford Street can allow the parking of additional vehicles (perfect for anyone with a motor home perhaps) or the creation of more garage facilities if required.

The property is located within walking distance of all the facilities of the resort of Cleethorpes, well respected schools and the seafront.

All in all Badminton is a rather spacious residence combining the virtues of 1920's architecture with the features expected of a modern family home - please contact us to view!



# Accommodation

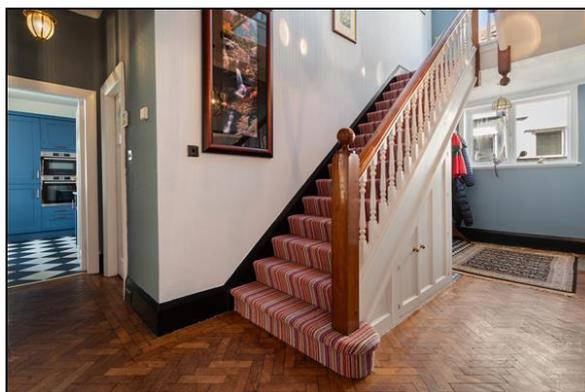
## GROUND FLOOR

### ENTRANCE LOBBY

With access through to the:-

### RECEPTION HALL

A spacious and welcoming entrance area from where the staircase with spindle balustrade and polished handrail leads to the first floor. The room features oak block flooring, a useful under storage cupboard and a central heating radiator.



RECEPTION HALL

### SHOWER ROOM/ CLOAKROOM

3.00m (9'10") x 1.70m (5'7")

A useful facility featuring a white suite comprising a W.C., a pedestal washbasin and a contemporary shower enclosure with a clear side screen and an Aqualisa twin head digital shower. The walls are superbly tiled as is the floor.



SHOWER ROOM/ CLOAKROOM

### LOUNGE

(24'3")into bay x (14'10")plus terrace recess

A stunning room of excellent proportions with a wide bay window looking out to the front of the house. There is a wood strip floor plus a tall fireplace with a mirror and a gas fire. Twin windows each side of the fireplace allows the room to enjoy additional natural light and there are three central heating radiators.



LOUNGE

### DINING ROOM

5.54m (18'2")into bay x 3.66m (12'0")

A lovely room with a classic fireplace and gas fire. A door opens to the Conservatory and there is a central heating radiator.

### FAMILY ROOM

4.27m (14'0") x 3.96m (13'0")

A very flexible room at the front of the house with a central heating radiator. This room could be used as a ground floor bedroom if required with the downstairs Shower Room/ Cloakroom close by.

### SUN ROOM/ CONSERVATORY

Accessed from the Dining Room and with a door opening to the garden.



DINING ROOM

## DINING KITCHEN

(13'10") x (12'0") and (13'0") x (10'8")

Two areas combining to create a superb Dining Kitchen with space to eat and relax adjacent to the Main Kitchen area. The kitchen itself is comprehensively equipped with a range of blue wall and base cabinets with granite worktops incorporating a deep ceramic sink. Built in appliances comprise a Bosch double oven, an induction hob set within a peninsular unit, a fridge freezer and dishwasher. There are two central heating radiators and the dining area features a high vaulted ceiling with Velux style roof lights. Black and white Amtico flooring enhances the room and two doors lead outside, one to the driveway side and one to the garden.



FAMILY ROOM

## UTILITY ROOM

4.27m (14'0") x 1.70m (5'7")

With a double cupboard, a glazed sink, space and provision for appliances and a Boot Room/ Store leading off.

## FIRST FLOOR

### LANDING

A spacious and bright landing with a Velux style roof window for additional natural light.

### MASTER BEDROOM

7.32m (24'0")(into bay)x 4.39m (14'5")

A wonderful contemporary style bedroom equipped with a stunning range of gloss black and white built-in furniture including wardrobes and drawers. There is a lighting canopy above and the spacious room also features a central heating radiator.

### BEDROOM TWO

4.27m (14'0") x 3.91m (12'10")

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

### BEDROOM THREE

4.52m (14'10") x 3.66m (12'0")

With a view out to the side garden and with a central heating radiator.

### BEDROOM FOUR

4.22m (13'10") x 3.51m (11'6")

With part panelling, cupboards with louvered doors and a central heating radiator.

## BATHROOM

3.15m (10'4") x 2.44m (8'0")

Well proportioned and with a white suite comprising a panel bath with a mixer/shower tap, a pedestal washbasin, a W.C. and a bidet. A quadrant shaped shower enclosure houses the mixer shower, the walls are fully tiled and there is a heated towel warmer.



DINING KITCHEN



DINING KITCHEN



DINING KITCHEN

## GENERAL INFORMATION

Mains gas, 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 gas boiler and the property has the benefit of uPVC framed double glazing and an alarm system. It falls within the jurisdiction of North East Lincolnshire Council and is Council Tax Band F The tenure is Freehold - subject to solicitors verification.

## OUTSIDE

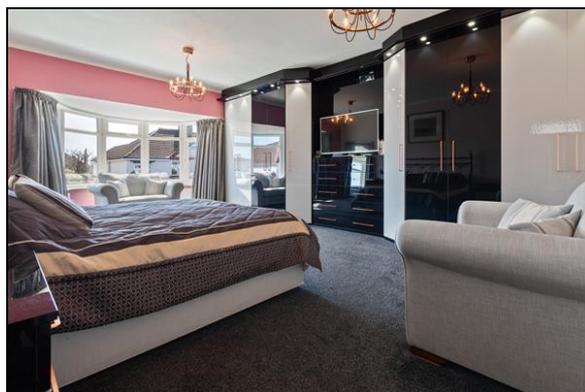
Badminton stands within grounds which extends to around one quarter of an acre with the Main lawned garden positioned to the south western side of the house for maximum enjoyment of the afternoon and evening sunshine. One driveway is positioned to the eastern side of the house and leads to the brick Garage which measures 21'0 x 10'4 externally. A second driveway gives access from Oxford Street and would be perfect for the buyer seeking parking for a caravan, motor home etc or perhaps looking for enhanced garage options. There is a back built storage building within the garden plus paved patios and terraces, raised beds are established shrubs. A substantial hedge to the outer boundary provides privacy and security.

## VIEWINGS

By appointment through the Agents on Grimsby 311000.



LANDING



MASTER BEDROOM



MASTER BEDROOM



BEDROOM THREE



BEDROOM TWO



BEDROOM FOUR



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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