

# MARTIN MASLIN

**60 FAIRWAY DRIVE  
HUMBERSTON  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN36 4ZQ**



AN EXCELLENT DETACHED FAMILY RESIDENCE ENJOYING A MODERN LIFESTYLE SOUTH-FACING REAR GARDEN. WELL PRESENTED INCLUDING A LOVELY BRIGHT LIVING KITCHEN WITH FAMILY AREA, TWO FURTHER RECEPTION ROOMS, FOUR/FIVE BEDROOMS, THREE BATHROOMS AND AN ATTACHED DOUBLE GARAGE. REALISTICALLY PRICED FOR AN EARLY, SALE OFFERS AROUND £415,000.

**£415,000**

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

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

# The Property

Tucked away in its own corner position forming part of this superb, modern development, No 60 is an excellent detached family residence waiting to be discovered. The property enjoys a large south-facing rear garden thoughtfully designed providing exceptional living experience with high quality finishes throughout. Fashionably decorated, the property features bright and spacious accommodation. Including some modern panelling, designer flooring and some fitted plantation shutter blinds. Note worthy features include a ground floor Study/Fifth Bedroom, a modern comfortable Lounge, a spacious 'L' shaped open plan Dining Kitchen, four excellent sized Bedrooms and three designer Bathrooms.

The accommodation includes a welcoming Hallway where the striking staircase leads to a spacious first floor galleried Landing. The hall and ground floor study both feature a designer karndean floor with a pipe boarder. Across the hall an inviting lounge awaits with its designer panelled walls and modern decor with patio doors opening into a covered gazebo entertaining area. There is a further large study/occasional fifth ground floor bedroom and a lovely bright 'L' shaped living dining kitchen overlooking the rear garden. The dining area features a polished tiled floor with patio doors opening onto the decking and the modern kitchen displaying a range of white high gloss cabinets with quartz tops and built-in appliances.

Beyond there is a valuable Utility Room and further Cloakroom with W.C. On the first floor a spacious galleried landing with a deep stairwell serving four excellent bedrooms including the Jack and Jill Shower Room, a principle bedroom suite with its own Dressing Room and Bathroom (with shower) and three further double bedrooms. In addition there is a modern Family Bathroom with walk-in shower.

The house stands at the head of a shared driveway enjoying a superb lifestyle rear garden featuring a composite decking spanning the rear of the house combining outdoor and indoor al-fresco entertaining areas with external lighting. The large garden is mainly lawned with a further corner gazebo, a lovely summerhouse and the property enjoys a predominately south-facing aspect during the summer months. Found on this popular development within walking distance of New Waltham village with its local shops, schools and amenities. Viewing is highly recommended on this superb family home realistically priced for an early sale.





# Accommodation

## ENTRANCE HALL

A composite front door leading directly into the hallway.

## HALLWAY

**3.40m (11'2") x 3.00m (9'10")**

A welcoming hallway where the spindle staircase rises to a superb first floor gallery landing. Featuring a beautiful feature floor creating the wow factor with radiator and built-in storage cupboard.

## LOUNGE

**4.60m (15'1") x 4.11m (13'6")**

A generous room with modern wall panelling decorated in fashionable colour scheme. It has a radiator, a uPVC double glazed front window and further French double glazed doors opening onto a cupboard entertaining area with composite decking.

## STUDY

**3.38m (11'1") x 2.29m (7'6")**

A good sized study/occasional fifth bedroom if required with feature floor, a radiator and uPVC double glazed window.

## SITTING/DINING ROOM

**6.30m (20'8") x 2.97m (9'9")**

An open plan sitting room tastefully decorated in fashionable colours, featuring a polished tiled floor flowing through into the living and dining kitchen areas with French doors opening onto the rear garden.

## KITCHEN

**3.58m (11'9") x 2.74m (9'0")**

A smart, modern kitchen displaying a range of white high gloss cabinets with quartz worktops and matching upstands. Including a 1.5 bowl cut-away sink with mixer style tap. There is space for a freestanding cooker included with an overhead extractor fan and a built-in dishwasher. The American fridge is also available by separate negotiation.

## UTILITY ROOM

**1.85m (6'1") x 1.63m (5'4")**

A good sized utility room with quartz worktops and matching upstands, plumbing for an automatic washing machine and built-in storage cupboard, there is a radiator, tiled floor and double glazed window. A further integral door leads into the double garage.

## CLOAKROOM

A modern cloakroom with white suite comprising close coupled W.C, pedestal hand wash basin, radiator and tiled floor.

## FIRST FLOOR

## LANDING

**4.47m (14'8") x 5.56m (18'3") by 2.69m (8'10")**

Spacious galleried landing featuring a spelled balustrade, decorated in two tone colours with built-in storage cupboard and window. There is access to the loft space.



ENTRANCE HALL



HALLWAY



LOUNGE



SITTING/DINING ROOM

### PRINCIPAL BEDROOM SUITE

**5.28m (17'4") x 8.28m (27'2") max by 4.59m (15'1")**

A spacious principal bedroom suite designed with its own private dressing room and bathroom. A lovely bright bedroom with two uPVC windows fitted with plantation shutter blinds. There are three gas central heating radiators.

### DRESSING ROOM/BEDROOM FIVE

**2.82m (9'3") x 2.59m (8'6")**

A large walk-in dressing room which could be converted as an extra bedroom by installing a door from the landing. There is a radiator and a uPVC double glazed window.

### BEDROOM TWO

**4.62m (15'2") x 3.07m (10'1")**

A good sized double bedroom with a connecting door to a Jack and Jill shower room. It has a radiator and double glazed window.

### CONNECTING JACK AND JILL SHOWER ROOM

A shower room with white two piece suite comprising close coupled W.C, pedestal hand wash basin, and walk-in tiled shower cubicle with electric unit and Roman sliding door. There is a tiled floor, chrome heated towel rail and double glazed window.

### BEDROOM THREE

**3.38m (11'1") x 3.05m (10'0")**

A double bedroom with connecting door to a Jack and Jill shower room. There is a radiator and a double glazed window overlooking the rear garden.

### BEDROOM FOUR

**3.05m (10'0") x 2.84m (9'4")**

A modern double bedroom with fashionable laminate floor, with a radiator and a uPVC double glazed rear window.

### FAMILY BATHROOM

**2.67m (8'9") x 1.75m (5'9") plus shower cubicle**

A good sized family bathroom with modern tiling to dado height featuring a white suite. Comprising close coupled W.C, pedestal wash hand basin and panelled bath. There is an additional recess for a tiled double walk-in shower with thermostatic unit and sliding Roman door. It has a laminate floor with chrome heated towel rail, and a uPVC double glazed window.

### DOUBLE GARAGE

**6.20m (20'4") x 5.33m (17'6")**

Large integral garage with power and light twin up and over door and curtsey rear utility door. It has a wall-mounted Logic Combi central heating boiler.



KITCHEN



LANDING



PRINCIPAL BEDROOM SUITE



BEDROOM FOUR



## OUTSIDE

The property approached via a long tarmac driveway with right way over the neighbouring properties. The front garden has been landscaped with a block paved driveway and a neat grassed area. In the Agents opinion the rear garden forms one of the main attractions of this property ideal for today's modern lifestyle enjoying a valuable south-facing aspect perfect for a growing family. The gardens have been specifically designed with composite decking and covered outdoor areas, built-in bench seating and outdoor electric sockets. There is a good sized lawned garden with further corner pergola, a summerhouse and fencing ensuring privacy for the present owners.

## GENERAL INFORMATION

Mains gas, water, electric and drainage are connected and broadband speeds are available and can be accessed via the Ofcoms checker website. Central heating comprises radiators detailed above connected to the Logic Combi 35 boiler located in the garage. The property has the benefit of uPVC framed double glazing, falls within the jurisdiction of the North East Lincolnshire Council and is in Council Tax Band F. The tenure is Freehold - subject to solicitors verification. Viewing is 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.



JACK AND JILL SHOWER ROOM



BEDROOM TWO



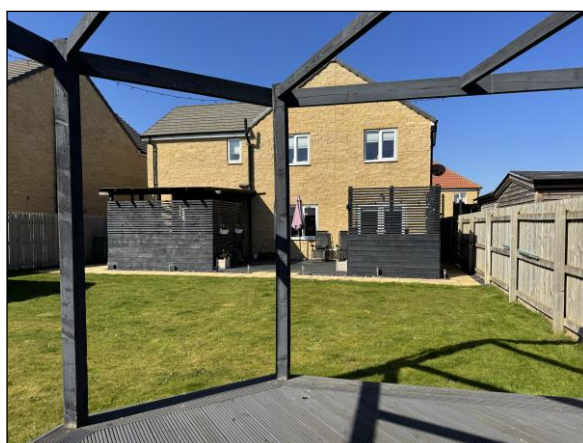
BEDROOM THREE



FAMILY 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.

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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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M619 Printed by Ravensworth Digital 0191 2303553