

# MARTIN MASLIN

APPLEMEDE, EAST ROW  
SOUTH SOMERCOTES  
LOUTH  
LINCOLNSHIRE  
LN11 7BL



A STUNNING A RATED ENERGY EFFICIENT DAN WOOD HOME, FOUND IN THE HEART OF SOUTH SOMERCOTES. COMBINING CUTTING EDGE TECHNOLOGY WITH THOUGHTFUL DESIGN OFFERING SPACIOUS MODERN LIVING WITH A PEACEFUL COUNTRYSIDE SETTING.

£465,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

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

# The Property

Applimede is a hidden gem of sustainable luxury, a stunning A rated efficiency Dan wood home in the heart of South Somercotes. A beautifully designed and ultra efficient detached new home built in 2022, set on the grounds of the original small holding in the charming village of South Somercotes.

This exceptional Dan wood property combines cutting edge technology with thoughtful design offering spacious modern living, set within extensive gardens approaching 0.4 Acres overlooking open fields to the rear. This A rated efficiency home benefits from an air source heat pump, triple glazed windows, an integrated heat exchange ventilation system, solar panels with battery storage backup and has its own domestic water treat system.

The interior mirrors a Danish theme with open plan rooms, modern doors, high ceilings and large windows allowing the natural light to flood through. The modern design is future proved with 3/4 bedrooms including a large ground floor study and shower room, modern lounge, bespoke conservatory, beautiful living kitchen, 3 further excellent bedrooms on the first floor including a principal suite and family bathroom. In fact the house is designed for both style and functionality and viewing is highly recommended.

On entering one is greeted by a light filled entrance hall where you are immediately greeted by a show stopping engineered beech staircase, sweeping up to a delightful first floor galleried landing, there is a large modern shower room and technology room adjacent. Across the hall is a cozy yet spacious lounge with dual aspect views onto the garden with patio doors opening onto a bespoke conservatory. Designed

with comforting year round use in mind, featuring anti-glare roof with further sliding doors opening onto the magnificent gardens. A large study is located off the lounge which is flexible as a home office/guest room or fourth bedroom. Forming the heart of the home is the 22 foot living kitchen with ample space for cooking, dining and entertaining. Featuring a Shuller kitchen with matching centre island in a Sage Green finish complimented by deck wash worktops and host of built-in appliances. The tiled floor flows into the dining area at one end with illuminated display cabinets forming part of the design. Beyond is a large walk-in utility room forming part of the garage, well equipped for family life. Upstairs the impressive landing with chrome spelled balustrade and skylight window. There are three excellent sized bedrooms, two with fitted wardrobes and a Principal suite featuring a luxury ensuite shower room and walk-in dressing room. In addition there is a modern family bathroom generous in size and beautifully finished including a bath and shower cubicle.

Externally the property is set well back from the road, approached via a generous gravelled driveway leading in turn to the large integral garage, with its electric roller front door. The gardens have been levelled and landscaped with lawns sweeping round the property on three sides, featuring a private hot tub area. The property's position also provides panoramic views over the private paddock combining privacy with a true sense of place.

Located just 1.5 miles from South Somercotes and 8 miles from Louth. Offering a rural charm with easy access to amenities, from its sustainable features to its stunning interiors and glorious gardens, this home represents the very best in modern country living. Arrange your viewing today!





# Accommodation

## ENTRANCE PORCH

A large feature canopied entrance porch spanning the front of the property with an exterior light and steps to the front door.

## ENTRANCE HALL

3.81m (12'6") x 3.58m (11'9")

A bright and welcoming hallway with a signature engineered beech staircase with chrome rails, rises gracefully to a first floor galleried landing. The hall is open plan in design with a smart composite front door and open recess under the staircase.

## CLOAKROOM

2.79m (9'2") x 1.60m (5'3")

A large ground floor shower room beautifully tiled. Comprising a floating back to the wall W.C, with matching vanity unit, pillar taps and drawers. There is a further single shower cubicle with drencher head and handset. It has a heated towel rail and triple glazed window.

## TECHNICAL ROOM/ENGINE ROOM

2.79m (9'2") x 1.83m (6'0")

A large room facilitating the air source heat pump with a pressurised system and boiler, electric controls and isolator switch for the hot tub.

## LOUNGE

4.39m (14'5") x 4.01m (13'2")

A pleasant lounge featuring a full height picture window overlooking the side garden with door to the snug and tilt in turn sliding patio door opening onto the conservatory.

## CONSERVATORY

3.96m (13'0") x 3.48m (11'5")

A lovely bright conservatory specially designed for the current owners with full height double glazed window and anti-glare glass roof lights. It has sliding patio doors giving views and access onto the superb rear garden and patio beyond.

## STUDY/OCCASIONAL FOURTH GROUND FLOOR BEDROOM

3.96m (13'0") x 2.79m (9'2")

A lovely room facing the front garden and driveway with triple glazed windows.



ENTRANCE PORCH



ENTRANCE HALL



CLOAKROOM



LOUNGE

## KITCHEN

6.73m (22'1") x 4.01m (13'2")

A bespoke kitchen and living space designed for both style and functionality. Featuring a Schuller quality kitchen in a Sage Green finish with matching deck wash worktops and centre island, cleverly designed incorporating display cabinets with further storage units, and underlighting. Quality built-in appliances include a free-standing cooker, a ceramic hob, an eye-level combination microwave, integrated full height larder fridge, built-in dishwasher, wine cooler and plenty of deep pan drawers providing extra storage. The lovely kitchen incorporates a matching display cabinet with illuminated displays and cupboards beneath. A ceramic tile floor flows effortlessly through into the dining area which provides space for a large table and chairs, whilst the dual aspect windows provide natural light from the gardens.

## UTILITY ROOM

6.05m (19'10") x 2.01m (6'7")

A large partitioned utility room with a stainless steel sink, plumbing for washing machine and space for various free-standing appliances. The utility area is open plan to the main garage, whilst a panelled exterior door gives access into the garden.

## FIRST FLOOR

### LANDING

4.75m (15'7") x 3.78m (12'5")

A beautiful open plan landing with a chrome rail balustrade, and roof light window allowing natural light. There is a large built-in storage cupboard and access to a boarded loft space.

### BEDROOM ONE

4.01m (13'2") x 3.78m (12'5")

A principal bedroom, with its own private walk-in wardrobe, ensuite shower room and double glazed window overlooking the front garden and driveway.

### WALK-IN WARDROBE

2.95m (9'8") x 1.83m (6'0")

With built-in storage units.

### ENSUITE SHOWER ROOM

2.77m (9'1") x 2.08m (6'10")

A modern shower room with part-tiled walls, sloping roof line featuring a back to the wall floating W.C, vanity unit with mixer tap and single tiled shower cubicle with drencher head and handrail. With a skylight triple glazed window, allowing natural light.

### BEDROOM TWO

4.01m (13'2") x 3.10m (10'2") to wardrobes

A lovely bedroom facing the front aspect with built-in double wardrobes providing valuable storage space.

### BEDROOM THREE

4.01m (13'2") x 2.79m (9'2")

Another good sized bedroom with modern fitted double wardrobes and a triple glazed window overlooking the wonderful rear garden and fields beyond.



CONSERVATORY



STUDY/OCCASIONAL FOURTH



KITCHEN



KITCHEN



## FAMILY BATHROOM

2.24m (7'4") x 2.18m (7'2")

A large part-tiled bathroom with sloping roof line and triple glazed skylight window. Featuring a modern white suite with a tiled bath and shower over, a vanity unit with mixer taps and a wall hung W.C with push button flush. In addition there is a large walk-in single tiled shower cubicle with drencher head and handset. The bathroom has a tiled floor and a heated towel rail.

## GARAGE/ATTACHED GARAGE

5.89m (19'4") x 5.99m (19'8")

With power and light, electric folding door.

## OUTSIDE

Applimede offers exceptional outdoor living space with landscaped gardens approaching of 0.4 an acre designed for both beauty and privacy, enjoying a broad frontage with a double gated access onto a generous stone gravel driveway providing plenty of off-road parking leading in turn to the garage. The front garden is mainly lawned with fruit trees and a hedgerow to the front boundary. Lawned gardens surround the house on three sides, a large side garden is lawned with a corner patio screened by fencing with a paved and gravelled pathway leading around to a delightful south-facing sun terrace overlooking the conservatory. The rear garden has been levelled and landscaped providing an expansive shaped lawn with gravelled and seating areas, including a hot tub for relaxing. However, the true magic of the gardens is the rear view onto the private paddock and country side in the distance.

## GENERAL INFORMATION

Water and electricity are connected and broadband speeds and availability can be accessed via the Ofcoms checker website. The heating system is powered by an air source heat pump with a heat exchange system, solar panels with storage batteries. The property benefits from triple uPVC double glazing. The property is a timber frame, Dan wood built home with 10 year NHBC guarantee from 2022 and a 20 year Dan wood built guarantee from 2022. The property is on a water treatment system. The tenure is Freehold - subject to solicitors verification. The Council Tax Band is F.

## VIEWING

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



LANDING



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



FAMILY BATHROOM



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.



25082



Martin Maslin Estate Agents  
4/6 Abbey Walk  
Grimsby  
North East Lincolnshire  
DN31 1NB  
T: 01472 311000 F: 01472 340200  
E: office@martinmaslinestateagents.co.uk  
www.martinmaslinestateagents.co.uk

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