

MARTIN MASLIN

1 WENDOVER LANE
HUMBERSTON
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN36 4HX



A STYLISH AND BEAUTIFULLY PRESENTED DETACHED HOUSE OFFERING SUPERB
ACCOMMODATION SET WITHIN WONDERFUL ESTABLISHED GARDENS IN THE HEART
OF 'OLD' HUMBERSTON

£425,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

The Property

Set in the heart of 'old' Humberston, just a stones throw away from the village church, this is a quality property, dating from around 1970, and displaying the stylish open plan architected elements so popular at the time. It occupies beautiful gardens which enjoy a high degree of privacy and viewing is highly recommended.

The property benefits from gas central heating, uPVC framed double glazing and a security alarm and principal features of the accommodation include the welcoming Reception Hall, the handy Cloakroom and the flexible Family Room which can be put to so many uses, including perhaps as an extra ground floor bedroom if required. The signature space in the house is undoubtedly the 'L' shaped Living Room with its high vaulted ceiling above the Lounge Area and linked open plan Dining Area. There is an oak firesurround and the wooden open plan tread staircase leads to the gallery landing at the first floor level. The Dining Kitchen is lovely, being comprehensively equipped with a range of American Oak style units, a host of appliances and offering plenty of room for everyday dining too.

On the first floor there are three Bedrooms, two with ranges of built-in wardrobes, with the largest benefitting from windows to the front and rear for maximum light. The Bathroom is impressive too, with a white suite including a corner bath with shower above, a semi recessed wash basin and a W.C. A door from the Landing opens to a delightful west facing balcony which is a real sun trap in the afternoon and evening.

There is a larger than average Garage (added after the construction of the original house) and linking to the Family Room via an internal door. The gardens are a pleasure to see with established lawns to both the front and rear, a diverse variety of mature shrubs and trees and a sizeable gravelled driveway for additional vehicles.

Wendover Lane is a gravelled road which leads off Church Lane close to historic elements of Humberston. Wendover Hall, dating from 1909, is close by along with open green areas and the villages well regarded school on Humberston Avenue.

All in all No. 1 Wendover Lane is a wonderful property combining the unique aspects of 1970s architecture with the traditional appeal of a quaint village setting. Viewing is a treat and can be arranged through the Agents.



Accommodation

The accommodation comprises:-

GROUND FLOOR

ENTRANCE LOBBY

With uPVC outer doors and glazed wooden internal doors opening to the Reception Hall.

RECEPTION HALL

A welcoming reception area with a tiled floor and doors opening to the Lounge and the Family room. Central heating radiator with decorative cover.

CLOAKROOM

With a white suite comprising a concealed cistern W.C, and a semi recessed washbasin. There is a heated towel warmer and the floor is tiled.

FAMILY ROOM

5.49m (18'0") x 3.05m (10'0")

A room offering significant flexibility depending on an owners needs. It is ideal as a playroom, work-from-home space, or as a very good sized ground floor bedroom. There is a central heating radiator and a door opens to the Garage.

'L' SHAPED OPEN PLAN LIVING ROOM COMPRISING:-

DINING AREA

3.61m (11'10") x 3.35m (11'0")

With a window looking out to the rear garden and a central heating radiator.

LOUNGE

6.50m (21'4") x 3.76m (12'4")

A wonderful room with a high vaulted ceiling and the open tread wooden staircase with ranch style balustrade leading to the first floor. A classic oak fireplace features a marble inset and hearth and a living flame gas fire. There are wall lights and four central heating radiators and the whole room enjoys plenty of natural light.

DINING KITCHEN

5.97m (19'7") x 3.00m (9'10")

Light and bright and comprehensively equipped with a range of American oak style wall and base cabinets with cream worktops incorporating a single drainer 1.5 bowl stainless steel sink unit. Appliances include a Leisure range cooker with stainless steel extractor canopy above, a fridge, a freezer and a dishwasher. Glazed double doors open to the garden and there is ample space for a good size everyday dining table. The floor is tiled and there are downlighters and a central heating radiator.

FIRST FLOOR

LANDING

A gallery style landing looking down into the main lounge and with a door opening to the balcony.



RECEPTION HALL



FAMILY ROOM



FAMILY ROOM



DINING AREA

BEDROOM ONE

3.66m (12'0") x 3.40m (11'2")

A delightful room with windows to the front and rear, with a row of mirrored wardrobes.

BEDROOM TWO

2.97m (9'9") x 3.05m (10'0") to front of wardrobes

With a range of white fitted wardrobes.

BEDROOM THREE

2.74m (9'0") x 2.59m (8'6")

With a white triple wardrobe.

BATHROOM

2.57m (8'5") x 2.06m (6'9")

Beautifully tiled and with a white suite comprising a concealed cistern W.C, a semi recessed washbasin and a corner bath with a pull-out rinser and an Aqualisa mixer shower. There is a clear shower screen, a vertical radiator and white cabinets providing useful storage.

BALCONY

A lovely additional feature of the property being accessed through a glazed door on the landing and with a paved surface and railed surround.

GARAGE

3.66m (12'0") x 5.64m (18'6")

A larger than average garage with electric light and power, an electrically operated main door and a rear door into the garden.

OUTSIDE

The house stands within beautiful established gardens which enjoy an excellent degree of privacy. The front garden is screened by mature hedging and is mainly lawned with the added benefit of a diverse variety of shrubs and a sizeable gravelled driveway which can accommodate several vehicles. The rear garden is also principally lawned and includes specimen trees and shrubs, cupressus screen hedging and a paved patio area. An area to the northern side of the house features plants and a side pathway.

GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected and broadband speeds and availability can be assessed via the Ofcoms checker website. Central heating comprises radiators in the four in the Lounge and one in each bedroom connected to a gas boiler and the property has the benefit of uPVC framed double glazing and a security alarm system. It falls within the jurisdiction of North East Lincolnshire Council and is in Council Tax Band E. The tenure is Freehold - subject to solicitors verification.

VIEWING

By appointment through the Agents on Grimsby 311000.



LOUNGE



LOUNGE



LOUNGE



DINING KITCHEN



DINING KITCHEN



BEDROOM ONE



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



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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