

MARTIN MASLIN

THE BELTON
SHIRES EDGE
SOUTH MARSH ROAD
STALLINGBOROUGH
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN41 8FH



THE BELTON IS TRULY ONE OF A KIND
A SIX BEDROOM DETACHED FAMILY RESIDENCE THAT DEFINES CONTEMPORARY LUXURY. RISING PROUDLY OVER THREE BREATHTAKING FLOORS WITH PANORAMIC VIEWS OVER OPEN FIELDS. FEATURING A FABULOUS OPEN PLAN LIVING KITCHEN, TWO STYLISH RECEPTION ROOMS, THREE ENSUITE BEDROOMS, TWO FAMILY BATHROOMS AND HIGH-END APPLIANCES THROUGHOUT. ENJOYING A LARGE LANDSCAPED GARDEN, CONVERTED GAMES ROOM, HOT TUB AND SPA AREA, LARGE FAMILY GARDEN AND OUTDOOR BARBEQUE AREA, A PRESTIGIOUS HOME OF PERFECTION.

£465,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

The Property

Welcome to "The Belton", a truly one of a kind 6-bedroom detached residence, that redefines contemporary luxury. Rising majestically over 3 breathtaking floors this architectural gem is poised above the roadside, offering panoramic views over open fields. Designed with sophistication and built to the highest standards, The Belton is more than a home, it's a lifestyle, occupying one of the largest plots at the front of this exclusive gated development.

On entering one is greeted by this spacious inviting Hallway with its porcelain tiled floors and fusion glass and oak staircases leading to the first and second floor levels. Luxury walnut interior doors set the tone for elegance together with quality built-in furniture, fitted window blinds and many ingenious features controlled by an app. A modern Lounge features concealed LED lighting with a stylish floating TV media wall, creating a cosy and modern space to unwind. Across the hall is a private Study with bespoke fitted units, providing the perfect work from home sanctuary.

Forming the hub of this dream home is the 29'0" open plan Living Kitchen displaying a range of charcoal finish handleless units with copper trim up lighting. Beautiful quartz worktops incorporate a matching centre island with a high split level breakfast bar with mirrored glass inlay and built in downdraft induction hob. The sink is equipped with a Quooker tap with plenty of workspace while top end Neff built in WiFi appliances include a microwave oven, hide and slide single oven, full height fridge and freezer, integrated dishwasher, warming drawer and a wine rack to ensure every day is special. The high polished porcelain tiled floor flows effortlessly through to one end of the kitchen into the dining area with its floating media wall and bi-fold doors giving access to the rear garden. There is a large utility room with a matching range of units and quartz worktops, and an extra sink.

On the first floor a spacious 24'4" Landing awaits with a large picture window fitted with electric blinds overlooking

fields in the distance. The first floor hosts four large double Bedrooms, three complete with ensuite Shower Rooms and each fitted with modern wardrobes. In addition, there is a luxurious Family Bathroom featuring a freestanding bath with twin floating vanity units, mirrors and beautiful wall tiling. The staircase from the main landing serves the second floor sanctuary complete with its grand Master Bedroom, expansive walk in Dressing Room and private Bathroom occupying the entire top floor. The property is beautifully decorated throughout with quality wallpaper coverings, recessed lighting, UPVC double glazed windows in an anthracite grey finish and built-in burglar alarm system.

Outside to the front is a large car parking bay, set behind a brick enclosed stone wall boundary. A time zoned entrance gate provides access for the residence of The Shires, which forms part of this exclusive gated development. In the agent's opinion the rear garden provides another level of outdoor indulgence set within beautifully landscaped walled gardens designed for both relaxation and entertainment. The large, converted Garage now serves as a fully equipped games room with built-in bar and bi-fold doors ideal for gatherings. Meanwhile a further electric side gate is added for security.

Behind the kitchen is a raised Indian sandstone patio with steps leading down to a relaxing bar area with covered hot tub (available by separate negotiation), perfect for all year-round enjoyment. Beyond lies a large walled and lawned garden, ideal for family entertainment with sunken trampoline, children play area, a shed and a further kitchen garden with rockery.

In the Agent's opinion this is probably the best house currently on the market of its kind. A home like no other, that has unparalleled finishes, a breathtaking setting and thoughtful layout, The Belton isn't just somewhere to live it's somewhere to love. Arrange your private viewing today through Martin Maslin Estate Agents telephone 01472 311000.

EPC Rating – C.



Accommodation

ENTRANCE

With steps leading up to the smart composite front door with exterior lighting and side panels.

ENTRANCE HALL

A superb modern entrance hall featuring a beautiful fusion glass and oak staircase rising to the first and second floor levels. Complimented by a stunning porcelain tile floor flowing through the ground floor areas with underfloor heating.

CLOAKROOM

Smart two-toned vanity comprising a hand basin, pillar style tap and tile splashback. It has a W/C and light fitting with extractor fan.

FAMILY LOUNGE

5.99m (19'8") x 3.56m (11'8")

A superb contemporary room with concealed colour coded lighting, panelled feature wall and floating media wall with cupboards below. It has a porcelain tile floor and a large panoramic glazed window overlooking the front garden and driveway.

STUDY

2.90m (9'6") x 2.74m (9'0")

A modern study fitted with a range of smart desk furniture, overhead storage and drawers. There is a further matching display cabinet with shelving, porcelain tile floor and full height double glazed UPVC windows to the front aspect.

BOILER ROOM

Large walk-in boiler room with unvented tank and pressurised system, gas central heating boiler controls.

LIVING KITCHEN

8.84m (29'0") x 4.44m (14'7")

A stunning open plan living kitchen, fitted with a high end range of Neff appliances. Displaying a modern range of handleless units in a charcoal grey finish with copper trims and up lighting. Quartz worksurfaces extend to a superb centre island with a high split level breakfast bar, granite worktops and built in induction hob with down drafter. Further appliances include a Neff combination microwave with warming drawer, fan assisted hide and slide WiFi oven, full height fridge and freezer, integrated dishwasher and built in wine cooler. The kitchen incorporates a cut away sink with fitted Quooker tap, quartz worktops with matching upstands and windowsill, and plenty of storage with soft-close facilities. It has a UPVC double glazed rear window with recessed lighting and a polished tile floor flowing effortlessly through into the Dining Area.

DINING AREA

A dining area provides space for table and chairs with a floating media wall with cupboards beneath and bi fold doors with built in sunblinds giving views and access onto the landscaped rear garden.



ENTRANCE HALL



FAMILY LOUNGE



STUDY



LIVING/KITCHEN

UTILITY ROOM

2.74m (9'0") x 1.83m (6'0")

A good-sized utility room with range of modern cabinets, quartz worktops and a cutaway sink with mono tap. There is plumbing for washing machine and tumble dryer, porcelain tile floor and double-glazed exterior side door.

FIRST FLOOR LANDING

7.42m (24'4") x 2.24m (7'4")

An impressive first floor landing where the fusion style balustrade rises to the second-floor level. Featuring a large picture window with an electric blind allowing views onto fields in the distance. There is a designer radiator, and recessed lighting.

BEDROOM ONE

4.14m (13'7") x 2.74m (9'0")

A principal bedroom facing the front of the property, with bespoke built-in furniture featuring modern sliding wardrobes, built-in vanity unit with drawers and a designer radiator.

SHOWER ROOM

A large fully tiled shower room with modern white suite comprising close coupled W/C, vanity unit with pillar style taps and double width walk in shower with sliding door thermostatic unit and drencher head.

BEDROOM TWO

4.04m (13'3") x 3.58m (11'9")

Another superb bedroom with fitted modern sliding wardrobes, built in corner dressing table with drawers and matching bedside cabinet. There is a designer radiator and a UPVC double glazed window overlooking the rear garden.

BEDROOM THREE

4.14m (13'7") x 2.74m (9'0")

A lovely ensuite bedroom with fitted furniture featuring, a double wardrobe, matching bedside tables, designer radiator and full height picture window overlooking the front aspect.

ENSUITE SHOWER ROOM

A modern fully tiled ensuite shower room with white suite comprising low flush W/C, vanity unit with pillar style taps and single shower with pivot opening door, thermostatic unit and drencher head. There is a chrome heated towel rail and a UPVC double glazed window.

BEDROOM FOUR

4.27m (14'0") x 2.44m (8'0")

Another good sized double bedroom with a feature paneled wall with designer radiator and a UPVC double glazed rear window.

ENSUITE SHOWER ROOM

Fully tiled with white modern suite comprising low flush W/C, vanity unit with pillar style tap and single tiled shower cubicle with sliding door, thermostatic unit and drencher head. It has a chrome heated towel rail and a UPVC double glazed side window.



DINING AREA



BEDROOM 1



PRIVATE ENSUITE



BEDROOM 2

PRINCIPAL BATHROOM

2.51m (8'3") x 2.51m (8'3")

A beautiful fully tiled modern bathroom, featuring a must have freestanding paneled bath with chrome tap, double 'his and her' vanity sink unit with matching taps and LED mirrors and a close coupled W/C. There is a chrome heated towel rail, recess lighting and a UPVC double glazed rear window.

SECOND FLOOR LEVEL

LANDING

MASTER BEDROOM FIVE

5.08m (16'8") x 3.56m (11'8")

A wonderful sized bedroom with two Velux windows allowing natural light, tastefully decorated in modern two-tone colours with a designer radiator and walk in loft space.

BEDROOM SIX

5.11m (16'9") x 2.29m (7'6")

Currently used as a dressing room fitted with a range of white high gloss furniture, plenty of full height wardrobe space, drawers and a matching dressing table. It has dual aspect Velux windows, a designer radiator and access to the loft space.

SECOND BATHROOM

2.06m (6'9") x 1.90m (6'3")

A fully tiled modern bathroom, featuring a white vanity unit with offset wash hand basin, push button W/C, and a 'P' shaped bath with shower and drencher head over. There is a chrome heated towel rail, luminated display cabinet and Velux windows.

OUTSIDE

The Belton forms part of this exclusive gated development, with its own generous block paved driveway. With a brick wall to the boundary, enjoying views onto fields at the front. In the Agent's opinion, the rear garden certainly forms a main attraction with its long walled and extensive rear garden, and access via an electric sliding side gate, leading onto a fabulous Garden Room.

GARDEN ROOM

5.66m (18'7") x 5.05m (16'7")

A wonderful entertaining games room with built in corner bar and LVT flooring, built in storage room and bi fold doors opening onto the main gardens.

FURTHER OUTDOORS SPACE

Including a large patio with steps leading onto an artificial grass with porcelain patio and decking, featuring a hot tub set under a gazebo, (available by separate negotiation.) Beyond the garden room is an extensive lawned area with a large timber shed, sunken in trampoline and raised beds leading to a further corner patio with outdoor kitchen and raised rockery bed

VIEWING

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



BEDROOM 3



PRINCIPAL BATHROOM



SECOND FLOOR LEVEL MASTER BEDROOM



BEDROOM 6

GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected. Broadband speeds are available and can be accessed via the Ofcom's checker website. The property has the benefit of underfloor heating to the ground-floor with radiators to the first floor connected to the boiler and UPVC framed glazing in a smart anthracite grey finish. The Local Authority is North East Lincolnshire Council, and the Council Tax Band is F. The tenure is Freehold - subject to solicitors' verification.

LOCATION AND AMMENITIES

The Shires is a small exclusive gated development lying just off South Marsh Road on the outskirts of this popular village. The property is covered by a 10-year building certificate, details to be confirmed.



SECOND BATHROOM



OUTSIDE



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.



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