

MARTIN MASLIN

"SUNFIELDS"
16 THE AVENUE
HEALING
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN41 7NF



A CLASSIC EDWARDIAN DETACHED RESIDENCE DATING FROM 1910 AND IMPRESSIVELY EXTENDED IN MORE RECENT YEARS. THE HOUSE IS PRESENTED AND EQUIPPED TO THE HIGHEST OF STANDARDS THROUGHOUT AND STANDS WITHIN STUNNING GROUNDS OF AROUND ONE THIRD OF AN ACRE.

£595,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

The Property

Standing majestically within established grounds of around one third of an acre, Sunfields is a wonderful example of Edwardian architecture at its very best. The combination of red brick, slate roof tiling, Tudor influences and numerous original windows and glass, all merge to create a home of enduring quality and timeless appeal and viewing is highly recommended.

The property was built in 1910 and numerous original features remain although the current owners have transformed the living space by the addition of an undoubtedly huge Living Kitchen designed by renowned Louth based architect Mr John Derbyshire.

Principal features of the accommodation include the delightful front Entrance Lobby (designed to match the original leaded windows), the elegant Reception Hall from where the spindle balustrade dog leg staircase leads to the first floor, the front Sitting Room with its classic mahogany fireplace and the equally attractive Living Room with a side bay window and pine firesurround. There is a flexible Dining Room (suitable for alternative use if required) and a ground floor Bathroom with a white suite including a freestanding slipper bath.

Pride of place amongst the ground floor accommodation must be afforded to the stunning Living Kitchen with its illuminated, high vaulted beamed ceiling, plenty of space to dine and relax and the comprehensively equipped kitchen area with cream shaker style units, a central island and appliances. Double doors open to the terrace and the use of hardwood framed double glazing really enhances the quality of this main living space. A useful Utility Room leads off.

At first floor level there are four lovely bedrooms all large enough to be considered as doubles with the principal bedroom fitted with a quality range of cream furniture by Haagsensens. An excellent Shower Room and adjoining Toilet complete the picture of the upstairs accommodation.

Sunfields enjoys a setting within grounds presented to an almost professional standard with specimen trees, manicured lawns, borders and beds planted with a diverse range of shrubs and plants and a lovely pergola. The combined Double Garage/Workshop and the shed and greenhouse are cleverly screened from the main garden and the long gravelled driveway can accommodate numerous vehicles.

The village of Healing offers well regarded schools, a general store, and the popular Healing Manor Hotel with adjoining Pig and Whistle public house.

All in all Sunfields is a real gem located in one of the regions most favoured residential positions and offering accommodation sure to appeal to discerning purchasers seeking to own a fine home of pedigree and quality. This property is EPC rated D.



Accommodation

ENTRANCE LOBBY

uPVC framed and double glazed and then giving access to:-

RECEPTION HALL

An impressive and welcoming hallway from where the spindle balustrade staircase leads via a quarter landing to the first floor. There is a small understairs cupboard, a central heating radiator and a wooden floor.

SITTING ROOM

3.81m (12'6") x 3.73m (12'3")

A lovely room at the front of the house featuring a classic mahogany fireplace with a living flame gas fire. There is a curved bay window with a curved central heating radiator.

LIVING ROOM

4.57m (15'0") x 4.27m (14'0")

A superb room with an arch into the side bay window, an exposed wooden floor and a traditional pine firesurround with a cast iron open fire grate. A door links to the Living Kitchen and there is a central heating radiator.

DINING ROOM

4.09m (13'5") x 3.73m (12'3")

A flexible room currently presented as a formal dining room and with an oak firesurround with cast iron and tile inset and a living flame gas fire. There is a wooden floor and a central heating radiator and a door links to the Living Kitchen.

BATHROOM

2.57m (8'5") x 1.57m (5'2")

A useful ground floor bathroom beautifully presented with a white suite comprising a freestanding slipper bath, a w.c. and a pedestal washbasin. There is a heated towel warmer.

LIVING KITCHEN

8.48m (27'10") x 5.87m (19'3")

"L" shaped and undoubtedly the signature room of the house with plenty of space to dine, relax and prepare. The kitchen area is comprehensively equipped with a range of cream shaker style wall and base cabinets with grey worktops incorporating a one and half bowl single drainer grey composite sink unit. Built in appliances include a larder fridge and a dishwasher. A wide recess with extractor above accommodates the range cooker and there is a central island with breakfast bar overhang. The floor is tiled and the room is enhanced by the impressive vaulted and beamed ceiling which adds so much to the sense of space. Glazed double doors leads outside and there is underfloor heating.

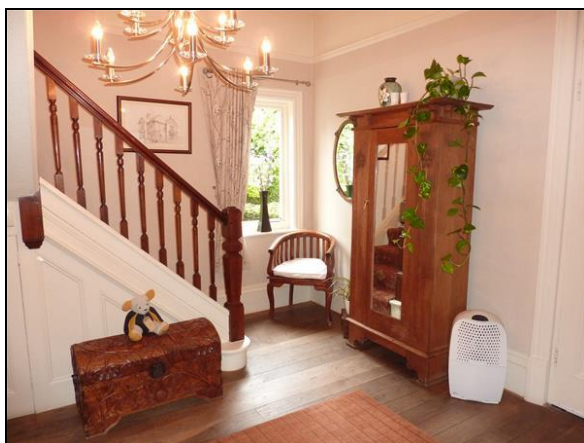
UTILITY ROOM

2.34m (7'8") x 1.63m (5'4")

Equipped with cream shaker style cabinets matching those in the kitchen and with provision for two washing machines. A door leads out to the driveway at the side of the house.



RECEPTION HALL



RECEPTION HALL



SITTING ROOM



LIVING ROOM

BEDROOM ONE

4.27m (14'0") x 3.76m (12'4")

Superbly fitted with a range of cream built in furniture by Haagensens including wardrobes, drawers and a dresser. There is a central heating radiator.

BEDROOM TWO

3.81m (12'6") x 3.73m (12'3")

With a central heating radiator, a corner cupboard and provision for a wall mounted television.

BEDROOM THREE

3.76m (12'4") x 3.66m (12'0")

A delightful bedroom with a corner cupboard and a central heating radiator.

BEDROOM FOUR

3.40m (11'2") x 2.67m (8'9")

With a central heating radiator.

SHOWER ROOM

2.69m (8'10") x 2.21m (7'3")

Superbly equipped with a white suite comprising a semi recessed washbasin with cabinets beneath and a rectangular shower enclosure with an Aqualisa drencher head mixer shower. The walls are part panelled and there is a heated towel warmer. An airing cupboard houses the hot water cylinder and the central heating boiler.

SEPERATE TOILET

Positioned adjacent to the shower room and with a concealed cistern W.C.

DOUBLE GARAGE AND WORKSHOP

6.10m (20'0") x 5.49m (18'0") plus 9'6" x 8'8"

An 'L' shaped garage/workshop with an electronically operated front door and roof storage above.

SHED/STORE

3.05m (10'0") x 2.39m (7'10")

A useful summerhouse style garden shed/store with adjacent greenhouse.

OUTSIDE

Sunfields stands within wonderful grounds of around one third of an acre which are meticulously maintained and presented to the highest of standards. Electrically operated double gates give access to the long gravelled driveway which can accommodate numerous vehicles and there is a wide side lawn bordered by mature specimen trees and substantial hedging. A paved terrace is positioned adjacent to the Living Kitchen and there is an impressive pergola just behind the house. The double garage, shed and greenhouse are cleverly screened from the main garden by hedgerow and the whole garden enjoys an excellent level of privacy. The monkey puzzle tree in the front garden is a particularly notable feature.

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.



LIVING ROOM



DINING ROOM



BATHROOM



LIVING 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 in the airing cupboard in the Shower Room and the property has the benefit of a combination of wooden framed double glazing, UPVC double glazing and single glazing in original wooden frames. A security system is fitted and Sunfields falls under the jurisdiction of North East Lincolnshire Council and is currently in Council Tax Band F, although this is due to be reviewed following sale due to enlargement work undertaken by the current owners. The tenure is Freehold - subject to solicitors verification.



LIVING KITCHEN



LIVING KITCHEN



LIVING KITCHEN



BEDROOM ONE



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



BEDROOM FOUR



SHOWER ROOM



SHOWER ROOM



OUTSIDE



OUTSIDE



GARAGE

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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