

MARTIN MASLIN

THE TOWERS 6 CHURCH VIEW
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN36 5JS



A MAGNIFICENT THREE STOREY RESIDENCE DESIGNED IN THE STYLE OF A TRADITIONAL GEORGIAN LINCOLNSHIRE FARMHOUSE AND OFFERING EXCELLENT ACCOMMODATION EQUIPPED AND PRESENTED TO THE HIGHEST OF STANDARDS.

£575,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

The Property

Constructed around 13 years ago, by renowned local developers, Keigar Homes, The Towers is a stunning home of immense architectural appeal and providing extensive accommodation set out over three floors. The house stands within professionally landscaped gardens which are equally as impressive as the accommodation itself and viewing is highly recommended to appreciate all that this property has to offer.

Principal features of this fine home include the welcoming Reception Hall from where the spindle balustrade staircase leads to the upper floors, a good size Cloakroom, the lovely Lounge with its rustic brick firesurround and the flexible well proportioned Dining Room which could be put to other uses if required. Pride of place amongst the ground floor accommodation must be afforded to the stunning 'L' shaped Living Kitchen which features attractive grey and natural oak wall and base cabinets and ample space to dine, prepare and relax. Undoubtedly the hub of this family home there is a Sun Room area with doors opening to the garden and the granite topped dining island is a particularly notable feature. A range cooker with extractor canopy above complements the built-in appliances and a door opens to a good size Utility Room.

At first floor level there are three double Bedrooms, two with their own ensuite Shower Rooms including the lovely Master Bedroom which extends from the front to the rear of the house. Excellent wardrobes are built in to Bedrooms Two

and Three and at this level there is a superb Family Bathroom with a white suite including a bath and a shower enclosure.

At second floor level there are three further Bedrooms, one with a bespoke range of grey fitted furniture and one currently used as a home cinema room. A Shower Room serves the Bedrooms on the top floor and this whole level could easily be used by one member of the family as a suite of their own.

The property benefits from gas central heating (underfloor at ground floor level) with quality sash style uPVC double glazing and a security alarm system.

The Tower's grounds are an absolute joy to see and the front garden has been landscaped to the same impeccable high quality as the rear. There is plenty of vehicle parking to the front whilst a parking area provides space in front of the Double Garage to the rear. The combination of paved, gravelled and lawned surfaces within the gardens work extremely well and clever, external lighting showcases the property even more when evening comes!

The village of Tetney provides a popular public house, a well stocked general store and a primary school. The Towns of Grimsby and Louth are only a few minutes drive away along with the coast and the resort of Cleethorpes.

All in all The Towers is a home of the highest quality providing extensive, flexible space for the family buyer. Viewing is a treat and should be undertaken without delay!



Accommodation

GROUND FLOOR

RECEPTION HALL

An elegant and welcoming entrance area from where the staircase with spindle balustrade leads to the upper floors. The walls are half panelled, the floor is tiled and there is an understairs storage cupboard.

CLOAKROOM

A good size cloakroom with walnut cabinets and a white suite comprising a semi recessed washbasin and a concealed cistern w.c.

LOUNGE

8.08m (26'6") max x 4.11m (13'6")

A lovely room featuring a rustic brick fireplace with a timber mantel and provision for a freestanding fire. Twin side windows provides additional natural light and a bay window looks out across the front garden.

DINING ROOM

4.27m (14'0") max x 3.96m (13'0")

A flexible room with options for alternative use and with a bay window at the front.

LIVING KITCHEN

An 'L' shaped principal living area comprising

KITCHEN AREA

6.17m (20'3") x 4.11m (13'6")

Comprehensively equipped with a range of attractive grey and natural oak wall and base cabinets with granite worksurfaces incorporating an inset sink. There is an island unit with breakfast bar and built-in appliances comprise a dishwasher and a fridge freezer and there is a Rangemaster Toledo range cooker with extractor above. The floor is tiled and there is under cabinet lighting plus recessed ceiling downlighters.

SUN ROOM/SITTING AREA

7.62m (25'0") x 2.90m (9'6")

Excellent space to relax adjacent to the kitchen area and with French doors opening to the garden, provision for a wall mounted TV, a tiled floor area and a part vaulted ceiling.

UTILITY ROOM

3.66m (12'0") x 1.63m (5'4")

With units matching those in the Kitchen, a single drainer stainless steel sink unit and provision for freestanding appliances.

FIRST FLOOR

LANDING

With a linen cupboard and airing cupboard housing the hot water cylinder and a central heating radiator. A staircase leads to the second floor.



GROUND FLOOR



RECEPTION HALL



LOUNGE



LOUNGE

MASTER BEDROOM

5.64m (18'6") x 4.11m (13'6")

A lovely room extending through from the front to the rear of the house and with two central heating radiators. A door opens through to the ensuite Shower Room.

ENSUITE SHOWER ROOM

2.57m (8'5") x 2.39m (7'10")

An excellent fully tiled room featuring a white suite comprising a larger than average step-in shower enclosure with a multi-jet shower, a w.c. and a round bowl style basin set on a walnut cabinet. There is a heated towel warmer.

BEDROOM TWO

3.53m (11'7") x 3.23m (10'7")

An impressive second suite with a range of pale grey wardrobes with a light canopy above. There is a central heating radiator and a door opens to the ensuite Shower Room.

ENSUITE SHOWER ROOM

2.13m (7'0") x 1.83m (6'0")

With a white suite comprising a pedestal washbasin, a w.c. and a quadrant shaped shower enclosure housing the mixer shower. The walls are part tiled and there is a heated towel warmer.

BEDROOM THREE

3.61m (11'10") x 3.05m (10'0") to front of wardrobes

With a lovely range of gloss white wardrobes with grey woodgrain trim and framing and high level cupboards forming a double bedhead recess. There is a -- canopy to the wardrobes and a central heating radiator.

FAMILY BATHROOM

2.62m (8'7") x 2.44m (8'0")

Part tiled and with a white suite comprising a panel bath, a w.c., a pedestal washbasin and a quadrant shaped shower enclosure with a chrome mixer shower. There is a tall heated towel warmer.

SECOND FLOOR

LANDING

BEDROOM FOUR

4.19m (13'9") x 3.51m (11'6")

Stylishly fitted with a bespoke range of grey wardrobes, with part mirrored doors and plinth lighting. There is a central heating radiator and a window seat.

BEDROOM FIVE

4.19m (13'9") x 3.81m (12'6") max

An 'L' shaped room with a central heating radiator.

BEDROOM SIX

4.14m (13'7") x 3.56m (11'8")

With part sloping ceilings, two roof light windows and a central heating radiator.



DINING ROOM



KITCHEN AREA



KITCHEN AREA



SUN ROOM/SITTING AREA

SHOWER ROOM

1.96m (6'5") x 1.83m (6'0")

Serving the second floor Bedrooms and with a white suite comprising a quadrant shaped shower enclosure with a mixer shower, a pedestal washbasin and a w.c. There is a heated towel warmer.

OUTSIDE

The Towers stands within wonderful landscaped gardens which are an absolute pleasure to see. To the front there is a shaped sett paved driveway with decorative and illuminated edging plus lawns and a diverse variety of established shrubs. The rear garden comprises shaped lawns and paved areas with brick edgings and illumination. A gate opens to the rear driveway which provides further vehicle spaces in front of the Double Garage. The lovely border to the left hand side of the driveway into Church View is within the ownership of The Towers.

DOUBLE GARAGE

5.41m (17'9") x 5.41m (17'9")

With electrically operated front access doors and a side entrance door. There is storage within the roof space of the garage.

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 underfloor heating at ground floor level and radiators at first and second floor level connected to a gas boiler. The property has the benefit of uPVC framed double glazing and a security alarm system and it falls within the jurisdiction of East Lindsey District Council, being in Council Tax Band F. The tenure is Freehold - subject to solicitors verification.

VIEWING

By appointment through the Agents on Grimsby 311000. A walkthrough video with commentary is available on Rightmove and our Martin Maslin website.



SUN ROOM/SITTING AREA



MASTER BEDROOM



ENSUITE SHOWER ROOM



ENSUITE SHOWER ROOM



BEDROOM TWO



FAMILY BATHROOM



BEDROOM FOUR



BEDROOM FIVE



BEDROOM SIX



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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