

MARTIN MASLIN

12 KINGS ROAD
CLEETHORPES
NORTH EAST LINCOLNSHIRE
DN35 0AH



A MAGNIFICENT DETACHED FAMILY RESIDENCE OCCUPYING ONE OF CLEETHORPES MOST HIGHLY DESIRABLE RESIDENTIAL AREAS OVERLOOKING THE SEAFRONT. BEAUTIFULLY PROPORTIONED INCLUDING FOUR RECEPTION ROOMS, SPACIOUS KITCHEN WITH OPEN PLAN UTILITY AND LAUNDRY ROOM, FOUR EXCELLENT SIZE BEDROOMS, THREE ENSUITE BATHROOMS AND LUXURY FAMILY BATHROOM. SET WITHIN LANDSCAPED MATURE GARDENS APPROACHED VIA AN IMPRESSIVE IN OUT DRIVEWAY, PRIVATE REAR GARDEN AND PATIO, VIEWING RECOMMENDED.

OFFERS AROUND
£875,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

The Property

Welcome to this exceptional family residence set in one of Cleethorpes most prestigious locations the sought after Kings Road. Hidden behind elegant wrought iron gates, the property boasts a private in out driveway, and is set well back from the road offering both privacy and presence. Originally built to impress this home blends timeless charm with modern functionality, making it the ideal setting for family life and entertaining. This magnificent home was significantly extended in 2010 to create additional accommodation including a Pool Room, Sitting Room and Lounge with high vaulted ceiling overlooking the rear garden whilst the Master Bedroom suite was also enlarged across the front of the house to create a Wow factor.

On entering one is greeted by an impressive Entrance Porch, featuring high vaulted tiled ceiling, this welcoming space sets the tone for the homes character and quality. The grand Entrance Hall is spectacular, with its magnificent oak staircase rising to a galleried first floor landing, complimented by oak flooring. The Hallway features a striking swing glass door into the Dining and Sitting Room. An impressive Lounge features its own art deco marble fireplace set into a deep recess, accessed via double doors from the Hallway, beyond a Pool Room enjoys views onto the garden with its high vaulted ceiling and bi-fold doors allowing the natural light flood through. A striking glass swing door opens into the Dining and Sitting Room with views onto the rear garden. A stylish and functional Kitchen, generously sized with a range of white high gloss cabinets and Neff appliances open perfectly into the Utility Room offering an additional room with practicality. The large utility Room is mirrored, with storage cupboards, a Rear Lobby and additional Boot

Room. There is a further Laundry Room and separate w.c, providing everyday convenience.

Upstairs is a spacious Landing which serves as a galleried viewing area, overlooking the front garden and seafront, with Spurn Point in the far distance on a good day. There are four excellent sized Bedrooms each generously proportioned, including the Principal Bedroom extending to nearly 23'0" in length, fitted with bespoke furniture and its own private luxury and stylish ensuite Bathroom, there are two further ensuite Bedrooms each with Shower Rooms again finished to a high standard. Whilst a beautiful appointed Principal Bathroom, with walk in shower to complete the accommodation. The layout is designed for comfort and privacy.

Externally beautiful landscaped gardens adorn the rear, designed to offer peace and space for year round entertainment. A raised Indian sandstone patio provides the perfect spot for relaxing with its sweeping staircase leading down to an expansive lawn, all screened by hedging. The front of the property continues the theme with its mature planting and an impressive private in out driveway.

In summary this is a truly outstanding family home of unique proportions offering generous and flexible accommodation across a large footprint, set within the highly desirable Kings Road address of Cleethorpes opposite the Boating Lake and seafront. Viewing strictly via appointment, to experience the full scale and beauty of this remarkable home.



Accommodation

ENTRANCE

Smart composite front door leads into an enclosed high vaulted Entrance Porch.

ENTRANCE PORCH

Featuring a split face tiled wall, with recess lighting, skirting boards and radiator. A polished porcelain tiled floor flows through into the Hallway.

HALLWAY

3.89m (12'9") x 3.51m (11'6")

A stunning Hallway, with a beautiful return oak staircase leading to the first floor level. There is a solid oak floor with cupboard under, radiator and an eye catching glass wall and a matching swing door opens into the Dining Room.

CLOAKROOM

A modern Cloakroom with table top sink, pillar taps and close coupled w.c. It has a ceramic tiled floor, radiator and double glazed window.

FAMILY LOUNGE

7.14m (23'5") x 4.60m (15'1") extending to 17'2"

A lovely room facing the front garden and driveway, featuring a stunning bespoke marble firesurround housing a living flame gas fire, set on a polished granite tile. There are two small side windows set with an art deco finish. The Lounge includes a solid oak floor, matching the double doors from the Hallway, two radiators and further French double glazed doors opening onto the Pool Room.

POOL ROOM/GAMES ROOM

4.72m (15'6") x 3.28m (10'9")

A wonderful room with its high vaulted ceiling, bespoke extra height velux windows allowing natural light. It has a solid oak floor, designer vertical radiator and French doors opening onto the garden. A further glass swing door opens into the Dining Area.

DINING ROOM

4.44m (14'7") x 2.64m (8'8")

Pleasant Dining Room, accessed via the Hallway, with a full height double glazed picture window over looking the rear sun terrace and garden.

SITTING ROOM

4.67m (15'4") x 3.76m (12'4") extending to 23'10"

The Sitting Room provides a relaxing space with its modern eco reflex gas fire, featuring a solid wood floor flowing through the Dining and Sitting Area, with ceiling speakers and French double glazed doors onto the gardens.



HALLWAY



FAMILY LOUNGE



DINING ROOM



POOL ROOM/GAMES ROOM

KITCHEN

4.65m (15'3") x 3.35m (11'0")

A well designed Kitchen, fitted with a range of white high gloss base and wall mounted units with chrome handles. Complimentary laminate worksurfaces incorporate a designer Lamona sink with mixer tap and matching upstands. A host of quality Neff appliances include an induction hob with overhead extractor fan and light, single fan assisted oven and grill, an integrated dishwasher and there is space for a freestanding American fridge. The Kitchen has underlighting to the units creating an ambience for the evening with two double glazed windows overlooking the front garden.

UTILITY ROOM

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

A large Utility Room, open plan to the Kitchen fitted with a similar range of high gloss white cabinets with chrome handles, providing additional storage space. It has a further sink with mixer taps and matching upstands and pelmet concealed lighting. There are two useful storage cupboards with lighting and a boiler cupboard housing the hot water tank and pressured system. The ceramic tiled floor continues through the Utility which has underfloor heating.

STUDY

2.79m (9'2") x 2.49m (8'2")

A useful work from home office with ceramic tiled floor, plenty of power points, underfloor heating and a double glazed window.

REAR LOBBY

Open plan to the Utility Room with an integral door into the Garage, useful boot storage cupboard and further double glazed door onto the driveway.

LAUNDRY ROOM

2.59m (8'6") x 2.08m (6'10")

Another versatile room with a matching range of high gloss cabinets, worksurfaces and plumbing for a washing machine and vent for tumble dryer. It has a tiled floor with double glazed window and further exterior door onto the sun terrace.

SEPERATE CLOAKROOM

A modern Cloakroom with white suite comprising low flush w.c, slimline wash handbasin with pillar taps, tiled splashback and double glazed window.

FIRST FLOOR LEVEL

3.45m (11'4") x 3.99m (13'1") extending to 17'0"

A wonderful and spacious galleried Landing with a double glazed window enjoying views over the front driveways and seafront in the distance. The Landing is a room in itself with a wood floor, matching skirting boards, a radiator and access to a cavernous loft with pull down ladder, power and light.



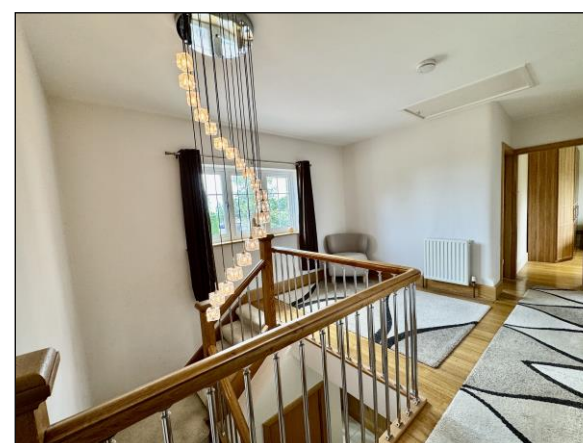
SITTING ROOM



KITCHEN



KITCHEN



FIRST FLOOR LEVEL

PRINCIPAL BEDROOM

6.71m (22'0") x 4.42m (14'6")

A beautiful extended Bedroom created by the present owners with solid wood flooring, and bespoke high gloss furniture, designed by Premier Wardrobes in a two toned white and walnut finish. It has pelmet lighting with chrome handles and plenty of storage space, with drawers. There are two radiators and two double glazed windows overlooking the superb front gardens and seafront.

ENSUITE PRIVATE BATHROOM

3.76m (12'4") x 2.39m (7'10")

A large fully tiled feature Bathroom depicting a quality hotel. Comprising a low freestanding rectangular bath with mixer taps, floating vanity wash handbasin with pillar style taps and mirror above, back to wall push button w.c., large double walk in shower cubicle with thermostatic drencher head. There is a panelled ceiling with recess lighting, chrome heated towel rail and double glazed side window.

BEDROOM TWO

4.29m (14'1") x 3.99m (13'1")

A super guest Bedroom with feature accent wall and dual aspect views onto the garden. It has a radiator, ceiling fan light and double glazed windows, the oak floor continues through into a dressing room with modern frosted glass sliding doors.

SHOWER ROOM

2.64m (8'8") x 1.78m (5'10")

A modern fully tiled Shower Room featuring a vanity unit with mixer taps, close coupled w.c., and a modern designer west panelled shower cubicle, with a thermostatic unit. It has a chrome heated towel rail, recess lighting and double glazed side window.

BEDROOM THREE

4.60m (15'1") x 3.71m (12'2")

Another good sized double Bedroom with an accent adorned wall, radiator and a double glazed window overlooking the front garden and driveway.

BEDROOM FOUR

3.45m (11'4") x 3.35m (11'0")

Another excellent Bedroom with its own private ensuite Shower Room. It has a solid wood floor, radiator and a double glazed window overlooking the rear garden.

ENSUITE SHOWER ROOM

Fully tiled with back to wall push button w.c., slimline sink and separate shower cubicle with drencher head. There is a chrome heated towel rail and double glazed window.

BATHROOM

2.84m (9'4") x 2.18m (7'2")

Principal Bathroom fully tiled with a modern designer Bathroom. Comprising back to wall push button w.c., designer vanity unity with table top sink and mixer taps, overhead vanity unit with mirror and light, panel bath with built in TV. It has a chrome heated towel rail, recess lighting and double glazed window.



PRINCIPAL BEDROOM



PRINCIPAL BATHROOM



BEDROOM TWO



ENSUITE SHOWER ROOM

OUTSIDE

An attached double Garage measuring 5.18m (17'0") x 4.98m (16'4") with an electric folding front door, power and light and further double glazed rear French doors onto the garden. Occupying possibly one of the largest plots along Kings Road, No. 12 is approached via an impressive block paved sweeping driveway through two sets of wrought iron gates. It has a deep front lawned garden, with rockery plants and shrubs. The rear gardens are equally impressive featuring a raised sun terrace with steps leading down on to a generous lawned garden. The gardens are well screened by mature hedging and fencing to the perimeter.

GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected, broadband speeds and availability can be accessed via the Ofcoms checker website. Central heating comprises radiators and underfloor heating as detailed above connected to the boiler located in the Utility Room. The property has the benefit from uPVC double glazing. It falls within the jurisdiction of North East Lincolnshire Council and is in Council Tax Band F. The tenure is Freehold subject to Solicitors verification.

VIEWINGS

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



OUTSIDE



BEDROOM THREE



BEDROOM FOUR



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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