

MARTIN MASLIN

70 STATION ROAD
HEALING
NEAR GRIMSBY
NORTH EAST LINCOLNSHIRE
DN41 7LY



A TRULY SUPERB TRADITIONAL FAMILY RESIDENCE SIGNIFICANTLY ENLARGED BY THE PRESENT OWNERS TO PROVIDE STYLE AND COMFORT THROUGHOUT INCLUDING FOUR RECEPTION ROOMS, TWO BATHROOMS AND FIVE BEDROOMS SET WITHIN LARGE GARDENS TOGETHER WITH A LARGE DOUBLE GARAGE.

£445,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

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The Property

Situated along Station Road in this much favoured village a truly superb and traditional family residence significantly enlarged by the present owners to provide spacious first class accommodation. Thought to have its origins around 1915 the property still retains some of the original character combined with modern presentation and stands within excellent gardens approaching a third of an acre in total.

Over a short period of time the present owners have put their stamp on their beautiful home skilfully creating a two storey extension over the Garage and rear of the house to provide a superb Living Room overlooking the rear garden, a Master Bedroom suite complete with a walk-in Dressing Room and ensuite Shower Room and a further second floor featuring a fifth Bedroom ideal as a home Study.

The house is perfect for the growing family beaming with character including four individual Reception Rooms, two Bathrooms and five Bedrooms and viewing is highly recommended to appreciate all on offer. The principal accommodation includes an Entrance Porch and a large elegant Hallway with a Cloakroom/W.C where the traditional oak dog leg staircase rises to the first floor level combining an extended Landing with the second staircase. The front room has become a Music Room with an eye catching hand carved mahogany fireplace and a deep bay overlooking the driveway.

Adjacent is a large central Dining Room displaying a beautiful twin columned fireplace with a glass door and there is a wonderful rear Living Room complimented by designer Amtico flooring and French doors overlooking the rear garden. A further Snug provides a relaxing room with French doors opening onto the patio an ideal retreat during the summer months. The Dining Kitchen extends to 21'6 in length and is fitted with a comprehensive range of shaker style cabinets in a light maple finish with built in appliances and provides space for a dining area at one end.

Upstairs the first floor level has been modified to provide a spacious Landing serving a large modern family Bathroom, four excellent Bedrooms (including Master Bedroom suite with walk-in Dressing Room and a smart ensuite Shower Room). A further staircase leads to the fifth Bedroom ideal as a home office with plenty of storage.

The property stands in large and well established gardens approached via double wrought iron gates on to a generous drive providing plenty of off road parking leading in turn to the double Garage. A side gate leads into a large lawned rear garden enjoying a lovely south facing aspect with patio areas and a summer house screened by mature hedging to the perimeters. Viewing highly recommended.

EPC Rating – D



Accommodation

ENTRANCE PORCH

With steps leading up to the front door flanked by two coach lights. The enclosed porch has original stain glass leaded windows and a front door opening into the hallway.

HALLWAY

5.05m (16'7") x 2.74m (9'0")max

A bright and elegant hallway featuring a traditional oak dog leg staircase rising to the first floor level. It has a deep ceiling cornice, a radiator, complementary dado rail and a uPVC double glazed side window.

CLOAKROOM

Comprising a close coupled w.c, a corner wash hand basin and a deep understairs cupboard with plumbing for an automatic washing machine and vent for a tumble dryer.

MUSIC ROOM

4.67m (15'4")into bay x 4.27m (14'0")

A pleasant room featuring a hand carved mahogany fire surround housing a living flame gas fire with marble inlay and hearth. The room has coving to the ceiling, a radiator and a walk in uPVC double glazed bay window.

DINING ROOM

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

A square shaped dining room featuring a beautiful marble twin columned fireplace housing a living flame electric fire. There are two original leaded light windows to the sides, a radiator, coving to the ceiling, complementary dado rail and a single bevelled door opening into the snug.

LIVING ROOM

5.82m (19'1") x 5.33m (17'6")

An excellent room extended in 2013 to create a brand-new room providing wonderful views through the uPVC French doors onto the rear garden. The room is complemented by beautiful Amtico floor with a feature strip, under floor heating, coving to the ceiling, two uPVC double glazed side windows and the original colour leaded light doors were cleverly retained as part of the extension to compliment the original stained-glass windows in the property.

SNUG

3.78m (12'5") x 3.66m (12'0")

A lovely relaxing room with a radiator, a ceiling fan light and French uPVC double glazed doors giving views and access onto the rear garden.



HALLWAY



MUSIC ROOM



DINING ROOM



LIVING ROOM

DINING KITCHEN

6.55m (21'6") x 3.05m (10'0") narrowing to 2.74m (9'0")

Fitted with a range of shaker style base and wall mounted units in a light maple finish with contrasting worksurfaces incorporating a 1.5 bowl sink with tiled splash back. Built in appliances comprise a Bosch induction hob with overhead projecting extractor fan, a single fan assisted oven and grill, an integral fridge, a dishwasher and underlighting to the units. The kitchen has a uPVC double glazed window and a double glazed door onto the driveway. The dining area features matching illuminated display cabinets with cupboards and provides space for a dining table and chairs. There is a radiator and a further uPVC double glazed side window.

FIRST FLOOR LANDING

With a deep stairwell and a uPVC double glazed side window. The landing has been extended to incorporate a further split level hallway with two radiators and a staircase to the second floor.

MASTER BEDROOM

5.36m (17'7")max x 3.76m (12'4")

Forming part of the double storey extension to provide a fabulous master bedroom suite with a walk-in dressing room and a private ensuite shower room. The bedroom is tastefully decorated in pastel colours with a radiator and has two uPVC windows overlooking the rear garden.

WALK-IN DRESSING ROOM

A large walk-in dressing room with a shelf and hanging space complimented by a radiator.

ENSUITE SHOWER ROOM

Fully tiled featuring a modern two piece white suite comprising a close coupled w.c with a pedestal wash hand basin with a vanity mirror over. It has a large walk-in double shower with roman style sliding doors, drencher head and hand rail shower. There is a chrome heated towel rail and a uPVC double glazed front window.

BEDROOM TWO

4.27m (14'0") x 3.84m (12'7")to wardrobes

A superb double bedroom fitted with bespoke tailored wardrobes in a walnut and high gloss cream finish. Forming a double bed recess with overhead storage, matching bedside tables and a dressing table. It has coving to the ceiling, a radiator and a uPVC double glazed window overlooking the large rear garden.

BEDROOM THREE

4.11m (13'6") x 2.74m (9'0")

Another good size double bedroom with a radiator and a uPVC double glazed window overlooking the front aspect.

BEDROOM FOUR

2.74m (9'0") x 2.62m (8'7")

A large single bedroom with complementary picture rail, a radiator and a uPVC double glazed front window.



LIVING ROOM



SNUG



DINING KITCHEN



DINING KITCHEN

FAMILY BATHROOM

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

A luxury and spacious family bathroom suite in white comprising a built in vanity unit with offset wash hand basin with matching overhead vanity and unit with a central mirror and recess lighting, a close coupled w.c, a large panelled bath with shower over and a further shower cubicle with an electric shower. The lovely bathroom is dual aspect and is attractively tiled to dado height featuring a chrome heated towel rail and access to the loft space.

SECOND FLOOR LANDING

Accessed via a second staircase featuring the exposed brickwork from the original house with a Velux window.

BEDROOM FIVE

3.56m (11'8") x 3.10m (10'2")

An excellent loft bedroom currently used as a study/office with part sloping ceiling and a radiator. It has a large walk-in useful storage cupboard along one wall and two Velux windows to the rear elevation.

OUTSIDE

INTEGRAL DOUBLE GARAGE

5.56m (18'3") x 5.49m (18'0")

With power and light and twin up and over doors to the front. There is also a courtesy double door access into the living room.

The property stands within superb landscaped gardens approaching one third of an acre in total together with a large attached double garage to one side. There is plenty of parking to the front which boasts a colourful array of plants and shrubs set behind hedging ensuring privacy for the owners. A side gate leads in turn to the wonderful enclosed rear garden featuring a large patio with a brick ornamental coping stone wall ideal for summer barbecues. The property enjoys a valuable south facing aspect with a generous lawned garden, sweeping pathways to a further rotunda central patio and there is a summer house in one corner. The gardens are well screened by mature hedging ensuring privacy for the owners.

SERVICES

Mains gas, water, electricity and drainage are connected.

CENTRAL HEATING

Comprises radiators as detailed above connected to the combination central heating boiler located in the garage.

DOUBLE GLAZING

The property has the benefit of uPVC framed glazing with the addition of some internal original leaded windows.

SECURITY

A security alarm system is installed.



MASTER BEDROOM



ENSUITE SHOWER ROOM



BEDROOM TWO



BEDROOM THREE

LOCAL AUTHORITY

North East Lincolnshire Council.

COUNCIL TAX

Our enquiries of the Local Authority indicate the property to be in Council Tax Band D.

VIEWING

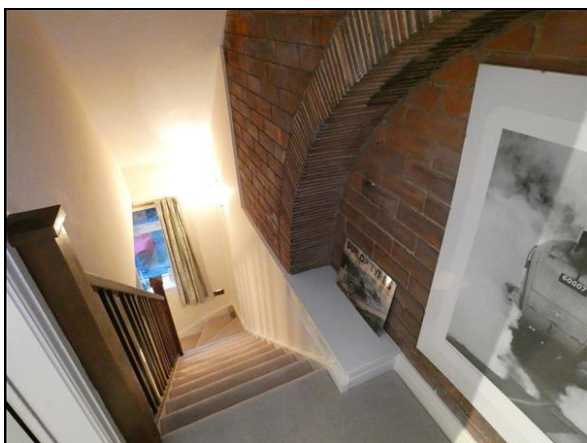
By appointment through the Agents on Grimsby 311000.

AGENTS NOTE

We are advised by the present owners that there is planning permission together with plans and a structural engineers report for a kitchen and loft extension to the property. Details are available through the office.



FAMILY BATHROOM



SECOND FLOOR LANDING



BEDROOM FIVE



OUTSIDE



OUTSIDE - FRONT

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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