

MARTIN MASLIN

THE PINES, OLD ROAD
GREAT COATES
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN37 9NX



SET IN DELIGHTFUL WOODLAND STYLE MATURE GARDENS AN EXCELLENT FIVE BEDROOM FAMILY RESIDENCE, OCCUPYING AN ELEVATED PLOT ON THE FRINGE OF THIS SOUGHT AFTER VILLAGE

£325,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

The Property

Situated on an elevated plot above Old Road this excellent detached family home enjoys superb and well established gardens depicting a woodland scene found in this sought after position at the end of the village. Home to the same owners for the last 37 years the property offers excellent family size accommodation with flexibility for a growing family. The property benefits from a warm air ducted gas central heating system, uPVC double glazing and has a fitted security alarm system. Principle features of the accommodation include: an entrance porch, hallway where a dogleg staircase leads to a part galleried first floor landing. The impressive lounge features an inglenook style fireplace providing a relaxing room with a bow window overlooking the front garden and driveway whilst a generous sitting room to the rear provides delightful views onto the garden. A spacious kitchen has room for a dining table and chairs, is fitted with a host of integrated Neff appliances including a hide and slide oven, a combination microwave oven and a warming draw. Beyond is a large utility room and a luxury cloakroom w.c designed by Richard Sutton with travertine tiling, floating w.c. and ceramic sink bowl set on a marble base with mixer tap.

On the first floor the landing has five reasonable size bedrooms, (the master with fitted furniture) and a large family bathroom with coloured suite and walk in shower. The pines stands within beautiful landscaped gardens which have matured over the last 30 years to create a lovely setting for the house. The front garden enjoys its own wooded site with mature palm trees and is approached via a generous block paved shared driveway leading to the garage and an additional side driveway. Beyond is a useful workshop with its own access.

The rear garden forms one of the main attractions with its substantial block paved patio and steps leading onto a summerhouse. Beyond mature trees is a sheltered further garden gravelled with seating areas and a green house. Old Main Road is located just off Station Road within the village and is within easy driving distance of the M180 motorway network. The property is offered for sale with immediate vacant possession and viewings can be arranged by appointments only through the Agents on Grimsby 311000. EPC Rating - E



Accommodation

ENTRANCE PORCH

An enclosed entrance porch with uPVC storm doors and double glazed side windows. A further uPVC door opens into the hallway where the returns spinle staircase leads to the first floor.

LOUNGE

7.21m (23'8") into fireplace x 4.27m (14'0")

A lovely room featuring a deep inglenook style fireplace with a stunning stone fireplace incorporating display walls with polished shelving and an electric fire. Tastefully decorated the room has a decorative beam ceiling and a uPVC double glazed bow front window.

SITTING ROOM

5.18m (17'0") x 4.09m (13'5")

A generous room enjoying views onto the gardens featuring a free standing contemporary style electric fireplace and tilt and turn uPVC patio door giving access onto the gardens.

KITCHEN

4.83m (15'10") x 4.14m (13'7")

A large dining kitchen fitted with a range of base and wall mounted units with matching cornice and light baffle. Complimentary light grey work surface incorporates a double sink with mixer tap and tile splash back, built in appliances include a five ring wok style hob with matching Neff glass and chrome canopy over with glass back plate, a combination microwave oven, a separate eye level oven with hide and slide door and further warming draw beneath. There is a built in Larder fridge with a good range of storage cupboards and draw units. The kitchen has space for free standing appliances and there is a uPVC double glazed window overlooking the garden.

UTILITY

With work surface, plumbing for automatic washer machine and vent for a tumble dryer.

CLOAKROOM

A modern luxury cloakroom designed by Richard Sutton with travertine tiling and a smart vanity unit with recess lighting, ceramic sink bowl with pillar style taps set on a granite top, floating w.c with push button unit and a chrome heated towel rail. There is a further integral door to the garage leading from the utility room and exterior door into the garden.



ENTRANCE PORCH



LOUNGE



LOUNGE



SITTING ROOM

FIRST FLOOR LANDING

Spacious landing with a spelled balustrade, access to the loft space, built in airing cupboard and a uPVC double glazed front window. All rooms lead directly off as follows.

BEDROOM ONE

3.91m (12'10") x 3.00m (9'10")

to built in wardrobes

Featuring a range in built in wardrobes along one wall with matching draw units, dressing table and side units. The room is well decorated and has a uPVC window overlooking the rear garden.

BEDROOM TWO

3.96m (13'0") x 3.07m (10'1") maximum

With free standing wardrobes and dressing table included in the price and a uPVC double glazed front window.

BEDROOM THREE

3.00m (9'10") x 2.57m (8'5")

With a uPVC double glazed rear window.

BEDROOM FOUR

3.00m (9'10") maximum x 2.67m (8'9")

A good sized single bedroom with uPVC double glazed rear window.

BEDROOM FIVE

3.15m (10'4") x 1.78m (5'10") maximum

With a built in cupboard and uPVC front window.

BATHROOM

3.96m (13'0") x 2.97m (9'9")

A large and spacious bathroom with cork tiled walls and coloured suite comprising close couple w.c, pedestal wash hand basin, large corner bath and a walk in tile shower cubicle.

GARAGE

5.69m (18'8") x 3.05m (10'0")

With a Johnson and Starley electric ducted heating system, uPVC double glazed side window and up and over front door.

WORKSHOP

3.15m (10'4") x 3.05m (10'0")

Adjoining the rear of the property a useful room with its own separate uPVC entrance door, double glazed side window and power and light.



KITCHEN



KITCHEN



FIRST FLOOR LANDING



BEDROOM ONE

OUTSIDE

The property is approached by generous block paved shared driveway which is enhanced by a woodland style gravelled garden with mature pine trees. There is an integral garage and a further gate to one side which provides access for boat or caravan. The property is best viewed from the rear which enjoys the large mature garden featuring a shaped block paved patio area with steps leading to a timber summer house screened by well stocked mature plants and trees. Beyond is a further gravel and garden seating area with fencing to the perimeters.

SERVICES

Mains gas, water, electricity and drainage are connected.

CENTRAL HEATING

The property has the benefit of a warm air ducted central heating system.

DOUBLE GLAZING

The property has uPVC double glazing.

SECURITY

A security alarm system is installed.

LOCAL AUTHORITY

North East Lincolnshire Council.

COUNCIL TAX

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

TENURTE

Freehold - subject to Solicitors verification.

VIEWING

Strictly by appointment through the Agent on Grimsby 311000.



BEDROOM ONE



BEDROOM TWO



BEDROOM FOUR



BATHROOM



BATHROOM



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.

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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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