

# MARTIN MASLIN

6 ROSEDALE  
WALTHAM  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN37 0UJ



AN OUTSTANDING DETACHED HOUSE WITHIN ITS OWN CONTEMPORARY DESIGN DISPLAYING MANY EYE CATCHING FEATURES OVERLOOKING FIELDS TO THE REAR. OFFERING FLEXIBLE ACCOMMODATION INCLUDING FOUR/FIVE BEDROOMS, THREE RECEPTION ROOMS AND TWO BATHROOMS. NOT TO BE MISSED.

£308,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

[www.martinmaslinestateagents.co.uk](http://www.martinmaslinestateagents.co.uk)

# The Property

An outstanding detached house attractively extended by the present owners found in this popular village position overlooking fields to the rear. Enhanced to the front by a contemporary cedar wood façade further complimented by light cream uPVC windows and Irish oak and cream soffits. A great home of quality with many eye catching features including solid oak interior doors, oak flooring, a log burning stove and many entertaining areas.

This soon becomes apparent as you walk through the attractive Entrance Porch into the Hallway with a modern Cloak Room to the side where the feature staircase with its panel riser leads to the first floor. The family Lounge features a carved fireplace with a deep bay and has solid half glazed doors opening into the pleasant Dining Room where there is a cast iron log burning stove set in a recess fireplace. The Dining Room flows nicely into a large uPVC Conservatory with its signature apex feature roof line where French doors open onto the side decking.

The Kitchen is well designed around the centre island complete with a Belfast pot sink and breakfast bar. Displaying a range of shaker style cabinets in a soft cream finish together with a range of quality built in appliances whilst full height windows and French doors provide natural light from the garden. Across from the Hall is a Utility Room forming part of the Conservatory which has been cleverly designed

with a door partition to a superb built in Bar ideal for entertaining family and friends opening onto the decking.

On the first floor there are four reasonable size Bedrooms which have been redesigned to provide a luxury Master Bedroom with a walk in Dressing Room (original Bedroom Four) with designer Shower Room and feature basket shelves. In addition there is a modern family Bathroom suite in white with built in furniture and a vanity unit and features a 'P' shaped bath with a rainfall shower above. A further staircase from the Landing provides access to an impressive fully refurbished Loft Room/Playroom extending to 16'0" in length with a large walk in Dressing Room and vanity sink unit.

Outside the rear garden provides a perfect al-fresco entertaining area with its flood lit decking, covered pagoda with bench seating and access into the rear field beyond. The front garden is gravelled for ease of maintenance and has a pleasant seating area and access to the integral Garage with an electric roller door.

The property lies within a few minutes walk of the High street with its collection of local shops and bars and it is also within the catchment of schools of good repute.

A highly individual family home not to be missed.  
EPC Rating –



# Accommodation

## ENTRANCE PORCH

A lovely entrance porch with a colour coded front composite door, uPVC windows in a light cream finish and built in storage cupboards. An oak floor continues through into the hallway.

## HALLWAY

With a light oak glazed inner door, a radiator, coving to the ceiling and a staircase to the first floor. There is an integral door to the garage and a further utility area.

## CLOAK ROOM

A smart cloak room with wall panelling with two piece white suite comprising a close coupled w.c, a corner vanity unit with a wash hand basin and a radiator.

## LOUNGE

**5.03m (16'6") into bay maximum x 4.78m (15'8") narrowing to 3.96m (13'0")**

A pleasant shaped room tastefully decorated in two tone wall paper coverings with a ceiling cornice and a beautiful solid wood carved fire surround with tiled inlay to a gas fire. It has a radiator, a useful understairs storage cupboard. There is a deep bay uPVC window overlooking the front aspect and half glazed solid wood leaded doors open into the dining room.

## DINING ROOM

**3.45m (11'4") x 2.84m (9'4")**

A central room forming an open arch to the conservatory. Tastefully decorated featuring a recess cast iron log burning stove with recess lighting and coving to the ceiling. The rustic laminate flooring continues through into the conservatory.

## CONSERVATORY

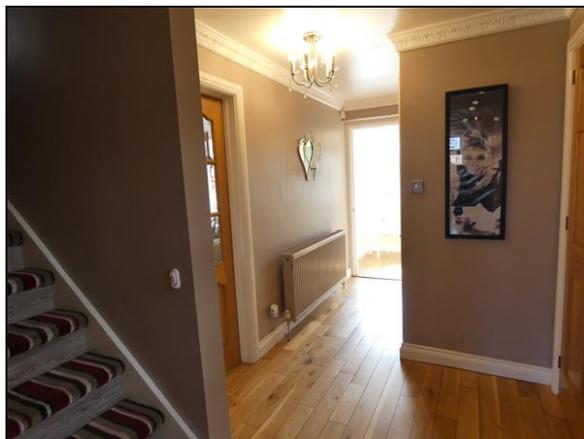
**4.47m (14'8") x 3.15m (10'4")**

A large uPVC conservatory with a feature apex roof line and decorative leaded lights with further uPVC double glazed doors opening onto a decked and patio area.

## KITCHEN

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

A well equipped modern shaker style kitchen with a centre island unit. Featuring a range of soft cream cabinets with matching cornice and light baffle. Complimentary light oak finish work surfaces incorporate a Belfast sink with a mixer spray tap to the island whilst further appliances include a five ring wok style hob with a projecting cooker hood and extractor fan, a double fan assisted oven and grill, an integrated refrigerator and a built in dishwasher. The kitchen has a panelled ceiling with recess lighting and a ceramic tiled floor with a radiator. Full height uPVC windows provide natural light while center French doors give views and access onto the decking and garden.



HALLWAY



LOUNGE



DINING ROOM



CONSERVATORY

### UTILITY ROOM

2.16m (7'1") x 1.57m (5'2")

Located off the hallway is a useful utility area forming part of the conservatory with work surfaces, space for free standing appliances and plumbing for a washing machine.

### BAR AREA

3.20m (10'6") x 2.18m (7'2")

An excellent room for entertaining with a built in bar, full height mirrors, a radiator, wood panel flooring and French uPVC doors onto the rear decking.

### INTEGRAL GARAGE

4.80m (15'9") x 2.44m (8'0")

A working garage with a built in bench and a sink unit with hot and cold water. It has overhead storage, power and light and an electric roller front door.

### FIRST FLOOR LANDING

With a deep stairwell and coving to the ceiling.

### MASTER BEDROOM

4.09m (13'5") x 3.51m (11'6")

A superb master bedroom suite with a walk in dressing room (formally the fourth bedroom) and an en suite luxury shower room. Tastefully decorated with coving to the ceiling, a radiator and a uPVC double glazed window overlooking the rear garden.

### EN SUITE SHOWER ROOM

A luxury ensuite shower room with swish board dark grey panelling featuring a vanity unit with an inset sink, mixer taps and cupboards beneath, a large walk in shower cubicle with rain fall shower and a specially designed shelf displays for baskets and towels.

### DRESSING ROOM/ BEDROOM FOUR

2.67m (8'9") x 2.36m (7'9")

Fitted with built in double wardrobes an excellent size dressing room to the master bedroom with fitted wardrobes, a radiator and a uPVC double glazed front window (the original door to the landing still remains).

### BEDROOM TWO

3.78m (12'5") x 3.25m (10'8")

A good size double bedroom featuring an accent adorned wall, a radiator and a uPVC window to the front aspect.

### BEDROOM THREE

3.00m (9'10") x 2.31m (7'7")

With a useful recess storage cupboard and drawers. A good size third bedroom with an accent adorned wall, coving to the ceiling, a radiator and a uPVC double glazed front window.



KITCHEN



KITCHEN



BAR AREA



BAR AREA

## BATHROOM

A modern white bathroom suite fully tiled with built in furniture. Featuring a back to wall push button toilet, a semi recess wash hand basin with waterfall mixer tap and a 'P' shaped bath with a curved glass screen and a rainfall shower. There is a chrome towel heater, a panelled ceiling with recess lighting and a uPVC double glazed side window.

## SECOND STAIRCASE

Accessed from the main landing, with stairs leading to the loft room/play room.

## LOFT ROOM/PLAY ROOM

4.90m (16'1") x 3.48m (11'5")

An excellent large room at the top of the house with a sky light window providing rear views onto the recreation grounds and fields of Waltham. Tastefully decorated in pastel colours with a part sloping ceiling, a radiator and eaves storage. A further door leads into a large dressing room.

## DRESSING ROOM

3.48m (11'5") x 1.85m (6'1")

With a built in storage area, a radiator, a vanity sink unit with a mirror and a large cupboard housing a central heating boiler.

## OUTSIDE

The front garden is mainly gravelled for ease of maintenance with a pleasant seating area in front of the bay. A side gate leads onto a wonderful entertaining garden with a decked area ideal for free standing garden furniture with built in decking leading onto a good size lawn with a further patio area and covered pagoda ideal for al-fresco dining. The gardens are easy to maintain enclosed by close boarder fencing and a brick wall to the perimeters meanwhile a centre rear gate provides access onto the fields and recreation grounds beyond.

## SERVICES

Mains gas, water, electricity and drainage are connected.

## CENTRAL HEATING

Comprises radiators as detailed above connected to the Logic + combination central heating boiler located in the loft room dressing room.

## DOUBLE GLAZING

The property has the benefit of uPVC double glazing. In particular fitted in a light cream finish complimented by Irish oak cream soffits and fascias.

## SECURITY

A security alarm system is installed.

## LOCAL AUTHORITY

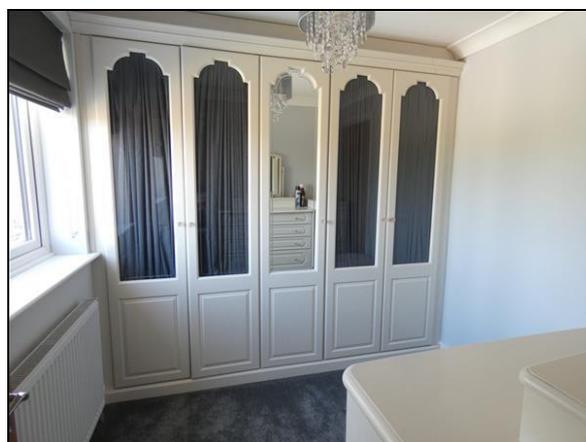
North East Lincolnshire Council.



MASTER BEDROOM



EN SUITE SHOWER ROOM



DRESSING ROOM/ BEDROOM FOUR



BEDROOM TWO

### COUNCIL TAX

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

### TENURE

Freehold - subject to Solicitors verification.

### VIEWING

By appointment through the Agents on Grimsby 311000.



BEDROOM THREE



BATHROOM



LOFT ROOM/PLAY ROOM



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.

**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.



19057



Martin Maslin Estate Agents  
4/6 Abbey Walk  
Grimsby  
North East Lincolnshire  
DN31 1NB  
T: 01472 311000 F: 01472 340200  
E: office@martinmaslinestateagents.co.uk  
www.martinmaslinestateagents.co.uk

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