

MARTIN MASLIN

158 SCARTH ROAD
SCARTH
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN33 2BS



AN ELEGANT DETACHED HOUSE WHICH IS UNDOUBTEDLY AN ARCHITECTURAL DELIGHT CAPTURING THE ESSENCE OF TUDOR STYLING AND PROVIDING BEAUTIFULLY APPOINTED ACCOMMODATION ALL SET WITHIN LOVELY GROUNDS

£379,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

The Property

Set well back within its own established grounds on the western side of Scartho Road this must, without doubt, be one of the prettiest and most architecturally perfect homes to have been offered to the market in recent years. From its Tudor themed origins in the 1930's (possibly designed by William Wells the renowned local architect) through to the sympathetic extensions to both sides and the rear in more recent years every effort has been made to "get it right" and the result is absolutely stunning.

Principal features of the accommodation include the Entrance Lobby which opens into the central hallway area which then flows seamlessly into the superb open plan Sun Room which overlooks the rear garden. The staircase leads off the hallway area whilst at the front of the house there is a perfectly proportioned main Lounge with a Jotul gas stove and double aspect windows. A Dining Room also links to the central hallway and this whole area combines to provide the open plan space which is currently so popular. The Dining Kitchen features an excellent range of gloss cream cabinets and a Diplomat range cooker and French doors open onto the rear terrace.

At first floor level changes have been made from the original and there are now four double Bedrooms and a useful Study area. The Master Bedroom is an absolute delight being very

spacious and featuring a cast iron fireplace and sloping ceilings to enhance the cottage feel. Bedroom Two benefits from it's own cleverly disguised ensuite Shower Room hidden behind mirrored sliding doors and there is also a lobby area complete with wardrobes. The Family Bathroom is equipped with a white suite and also benefits from a larger than average shower cubicle with an Aqualisa shower.

The house has the benefit of gas central heating, uPVC framed double glazing and a security alarm system.

The gardens are beautiful and include plenty of gravelled parking at the front, a drive through car port and a good size Garage complete with a useful integral Toilet. The very private rear garden is principally lawned and features decking with a pergola above, a wooden gazebo and a rear terrace for outdoor entertaining. The facilities of the village of Scartho are within easy reach as is the Diana Princess of Wales Hospital which is close by.

All in all No 158 Scartho Road is a visual delight which offers beautifully presented accommodation which must be seen to be fully appreciated. Please contact us on Grimsby 311000 to arrange an appointment to view. EPC Rating - D



Accommodation

GROUND FLOOR

ENTRANCE LOBBY

With a useful understairs storage cupboard.

RECEPTION HALL/SUN ROOM

10.46m (34'4") x 3.20m (10'6")

A very spacious open plan area combining a central hallway from where the staircase with an oak capped balustrade leads to the first floor and a superb Sun Room complete with a part vaulted ceiling. French doors open to the rear terrace and there are two central heating radiators, an electric radiator and a laminate finish floor. The Dining Room leads off this centrally positioned hallway in an open plan style.

DINING ROOM

5.59m (18'4") x 2.84m (9'4")

A good size room with a window to the front and French doors opening to the rear garden. There is a laminate finish floor and a central heating radiator.

LOUNGE

5.26m (17'3") x 4.88m (16'0")

An elegant room at the front of the house with a bay window overlooking the front garden. There is a Jotul living flame gas stove set in a recess with a tiled hearth and a rustic lintel. Double aspect windows enhance the room and there is a central heating radiator.

DINING KITCHEN

4.95m (16'3") x 3.35m (11'0")

A good size Kitchen comprehensively equipped with a range of gloss cream wall and base cabinets with light wood worktops incorporating a single drainer 1.75 bowl stainless steel sink unit. A wide recess with a stainless steel extractor above accommodates the Diplomat professional style range cooker and there is space for a freestanding fridge freezer. French doors open to the rear garden and there is a slate tiled floor and a column style central heating radiator.

FIRST FLOOR

LANDING

A split level landing area with two useful cupboards.

STUDY AREA

2.84m (9'4") x 1.60m (5'3")

Just off the landing and with a quality range of built in office furniture including cupboards, drawers and a desk. There is a central heating radiator.



RECEPTION HALL/SUN ROOM



RECEPTION HALL/SUN ROOM



DINING ROOM



LOUNGE

MASTER BEDROOM

4.88m (16'0") x 4.32m (14'2")

A beautiful bedroom with a white painted cast iron fireplace and a door opening to low level storage space. The ceiling is part sloping to give a 'cottage' feel and there is a central heating radiator.

BEDROOM TWO

3.58m (11'9") x 3.10m (10'2") plus wardrobe area

A cleverly designed room with a walk through lobby area complete with stylish wardrobes and a hidden ensuite facility. The bedroom features a central heating radiator and sliding mirrored doors give access to the Shower Room.

ENSUITE SHOWER ROOM

3.05m (10'0") x 1.22m (4'0")

Featuring a white suite comprising a pedestal washbasin, a w.c and a shower cubicle housing the Aqualisa digital shower. There are display shelves, a tiled floor and a heated towel warmer.

BEDROOM THREE

3.61m (11'10") x 3.05m (10'0")

With a central heating radiator.

BEDROOM FOUR

3.86m (12'8") x 2.84m (9'4")

With a central heating radiator.

FAMILY BATHROOM

3.35m (11'0") x 2.24m (7'4")

With a classic white suite comprising a panel bath, a pedestal washbasin and a w.c. There is an oversize cubicle housing the Aqualisa shower and a large shaped mirror adds to the light levels and sense of space. There is a column radiator.

OUTSIDE

GARAGE

3.15m (10'4") x 6.30m (20'8")

With an up and over door with an electric light and power. Please note that part of the garage has been divided to form a useful outside Toilet with a w.c and a handbasin.

CAR PORT

5.33m (17'6") x 3.15m (10'4")

The house stands within wonderful gardens which are established and are of excellent size. To the front there is a central gravelled driveway which leads through double gates and opens out to provide plenty of parking and access to the Garage through the car port. The rear garden is principally lawned and features a lovely rear terrace for outdoor dining and entertaining, a raised decking area with pergola above and a delightful wooden gazebo set on decking. There is a useful garden shed and the rear garden is superbly screened by high hedging for maximum privacy.



LOUNGE



DINING KITCHEN



DINING KITCHEN



DINING KITCHEN

SERVICES

Mains gas, water, electricity and drainage are connected.

CENTRAL HEATING

Comprises radiators as detailed above connected to the gas boiler.

DOUBLE GLAZING

The property has the benefit of uPVC framed 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 currently be in Council Tax Band D. This assessment will be reviewed following sale due to alterations carried out by the current owners.

TENURE

Freehold - subject to Solicitors verification.

VIEWING

By appointment through the Agents on Grimsby 311000.



STUDY AREA



MASTER BEDROOM



MASTER BEDROOM



BEDROOM TWO



BEDROOM TWO



ENSUITE SHOWER ROOM



BEDROOM THREE



BEDROOM FOUR



FAMILY BATHROOM



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.



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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