

MARTIN MASLIN

3 FIELD VIEW
STATION ROAD
NORTH THORESBY
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN36 5QS



**** PLOT 3 **** This stunning brand new bespoke cottage, deceptive in appearance and set within this fine collection of three executive highly individual cottages with additional first floor accommodation, under the course of construction by WJC Developments. Enjoying a semi-rural position with countryside views and set on the edge of this popular village, the property will be finished to an exceptionally high standard, befitting from underfloor heating powered by an air source heat pump, a choice of quality flooring, attractive cream uPVC framed windows, LED lighting and smart interior doors. Featuring a large Entrance Hall, a fabulous open plan Living Kitchen with Garden Room to the rear, ground floor Bathroom and two downstairs Bedrooms (one with en-suite Shower Room). To the first floor there are two further generous double Bedrooms and a large principal Bathroom. The large bungalow stands on a good size plot set back from the roadside with a brick double garage to the rear. Early viewing will provide the opportunity to choose finishes such as kitchen colour and design. Viewing is highly recommended. By appointment strictly through the Agents.

£355,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

PLANS

GROUND FLOOR

ENTRANCE HALL

A spacious 21 foot hallway.

LIVING KITCHEN

7.42m (24'4") x 4.50m (14'9")

Widening to 5.49m (18'0").

A bright and spacious room, forming the hub of this superb property, complete with centre island and ample space for both dining and entertaining. The kitchen will be fitted with a range of modern base and wall cabinets and include a host of quality Neff appliances. The living / dining area will have plenty of space to accommodate freestanding furniture. The Living Kitchen is open plan to the Garden Room.

GARDEN ROOM

3.40m (11'2") x 3.15m (10'4")

Forming part of the Living Kitchen space with a high vaulted ceiling and roof lights with patio doors giving views and access onto the rear garden.

BEDROOM THREE

7.39m (24'3") x 3.73m (12'3")

Narrowing to 2.64m (8'8").

With a part sloping ceiling and two Velux windows.

BEDROOM FOUR

3.99m (13'1") x 3.35m (11'0")

Another good size double bedroom with part sloping ceiling and a Velux window.

GROUND FLOOR BATHROOM

2.82m (9'3") x 2.18m (7'2")

A spacious bathroom, to be fitted with a modern white suite comprising vanity unit with sink, w.c. and panel bath.

FIRST FLOOR

LANDING

MASTER BEDROOM

3.96m (13'0") x 3.23m (10'7")

With double glazed front window and en-suite Shower Room.

EN-SUITE SHOWER ROOM

2.59m (8'6") x 1.22m (4'0")

To be fitted with a pedestal washbasin, a w.c. and a shower enclosure.

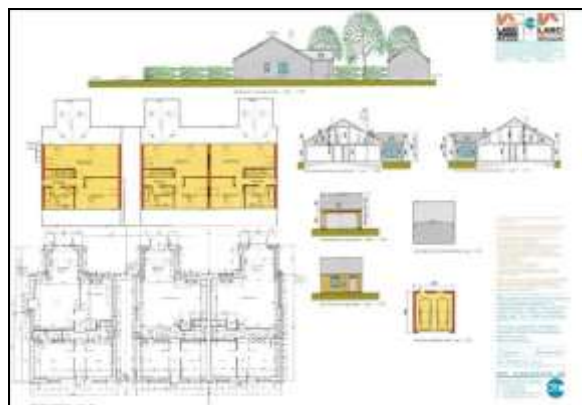
BEDROOM TWO

3.96m (13'0") x 2.82m (9'3")

With double glazed front window.



PLANS



PLANS



ENTRANCE HALL



LIVING KITCHEN

BATHROOM

3.30m (10'10") x 2.44m (8'0")

A spacious bathroom, to be fitted with a modern white suite comprising vanity unit with sink, w.c. and panel bath. With part sloping ceiling and a Velux window.

OUTSIDE

GARAGE

5.74m (18'10") x 5.61m (18'5")

A large double garage accessed via a shared driveway to the side of the property, with power and light. It has an electric front door, a double glazed window and a courtesy door onto the garden.

The property benefits from a deep front garden, set back from the road, with fencing to the perimeters and a large rear garden enjoying countryside views.

GENERAL INFORMATION

Mains water, electricity and drainage will be connected. Broadband speeds and availability can be assessed via the Ofcom checker website. The property will benefit from underfloor heating connected to an airsource heat pump and double glazing with a cream exterior and white interior finish throughout. The local authority is the East Lindsey District Council and the Council Tax will be assessed upon completion. The property is Freehold - subject to Solicitor's verification.

AGENTS NOTE

There is a small overflow car park situated at the rear of the garages which will be screened off for privacy. We are informed that the car park will rarely be used, a few times a year, for the steam train open days.

VIEWING

Strictly by appointment through the Agent on Grimsby 311000.

WARRANTY

A 10 year guarantee is provided by Tim Clark - details TBC.

LOCATION AND AMENITIES

Field View is situated on the outskirts of North Thoresby lying at the bottom of Station Road, just past the crossing. The village offers an array of local amenities, including two village pubs, convenience stores and a doctors surgery. Regular buses serve the area.

PLANNING DETAILS

Further details can be found on the East Lindsey District Council Planning Portal - Ref: N/133/00907/21.



LIVING KITCHEN



GARDEN ROOM



PRINCIPAL BEDROOM



BEDROOM FOUR



PRINCIPAL BEDROOM



BEDROOM TWO



BATHROOM



OUTSIDE



GARAGES



FIELD VIEWS

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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