

MARTIN MASLIN

NORMANBY
PEPPERCORN WALK
HOLTON-LE-CLAY
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN36 5DQ



A STUNNING AND UNIQUE DETACHED BUNGALOW OF IMPRESSIVE PROPORTION
STANDING WITHIN EXTENSIVE GROUNDS AND CLOSE TO THE VILLAGE CENTRE

£355,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

The Property

Normanby is a stunning and unique detached bungalow approached via electric wrought iron gates standing with extensive grounds approaching 0.4 of an acre. The property was originally built around the early 1920s and has been significantly extended over subsequent years and now provides first class accommodation of impressive proportions and viewing is strongly recommended.

Over the past three years the property has been refurbished throughout by the present owners featuring high quality ceramic wood effect floors, a smart newly fitted Breakfast Kitchen with appliances and a redesigned rear elevation to include a delightful Garden Room, adjoining second Kitchen/Utility Room and designer Cloakroom linking onto the al-fresco entertaining area. The property benefits from a gas central heating system and uPVC framed double glazing together with a comprehensive security alarm system.

The bungalow has been cleverly designed with two Hallways, the main Hallway providing access to the living areas whilst the further Inner Hallway serves the Bedrooms and a luxury Family Bathroom. The accommodation includes:- a welcoming Hallway with a high quality ceramic tiled floor flowing effortlessly through the main ground floor area, a pleasant Dining Room to the front enjoys dual aspect views onto the gardens and features a contemporary fireplace with decorative beamed ceiling, Breakfast Kitchen and Family Room which extends to 29'10ft in length and displays a range of modern shaker style units in a high gloss cream and walnut finish. It has a range of quality appliances with brick bond style tiling, underlighting to units and a high speckled gloss work surface incorporating a breakfast bar.

The Family Room provides a relaxing area away from the Kitchen with French doors opening onto the garden. Beyond

the Kitchen is a delightful Garden Room with low panoramic windows overlooking the gardens, a designer Cloakroom with w.c and sensor lighting and a further second Kitchen/Utility Room providing access to the superb decked area. An Inner Hallway leads off the main Hallway and serves four excellent size Bedrooms and features sliding patio doors opening onto the garden. The Master Bedroom extends to 17ft in length and benefits from its own luxury En-suite Shower Room with under floor heating and a designer walk in glass shower. The Family Bathroom is of an impressive size and also features twin basins on suspended vanity units, close coupled w.c, panel bath and an additional shower cubicle.

Outside the gardens have been improved with landscaped areas including patios, shaped lawns and gravel beds. Lawned gardens principally surround the bungalow on three sides whilst an excellent outdoor entertaining area has been created adjoining the rear of the house together with a superb children's Tree House with zip wire, a useful timber Garden Room measuring 10ft x 10ft and a larger timber garage/store has been discreetly positioned in one corner, ideal for garden furniture. A long block paved driveway accessed via electric gates provides ample off road parking with a further parking bay to the front of the house and there is a double detached Garage with electric door.

The village of Holton-le-Clay provides a range of local shopping facilities and primary level schooling. The property falls in the catchment of Tollbar Academy in New Waltham for 11 - 18 year olds and students can also apply for schools in the Louth area. Normanby is a unique and versatile family home which will perfect adapt to a number of buyer's requirements. Purchasers seeking a lifestyle home are advised to view. EPC Rating - D



Accommodation

ENTRANCE PORCH

A canopied Entrance Porch with a composite front door gives access into the Reception Hall.

RECEPTION HALL

5.31m (17'5") x 1.17m (3'10")

A lovely, inviting Hallway featuring a ceramic tiled floor with a radiator and built in meter cupboard. There is an entry phone system linked to the electric entrance gates whilst a half glazed door leads to a further inner hall.



RECEPTION HALL

DINING ROOM

4.27m (14'0") x 3.78m (12'5")

A lovely room enjoying plenty of natural light courtesy of the dual aspect double glazed windows overlooking the grounds. There is a contemporary walnut fire surround with marble in lay and hearth housing an electric flame gas fire. It has a decorative beamed ceiling and a radiator.



DINING ROOM

BREAKFAST KITCHEN

Extending to 9.09m (29'10") in length

KITCHEN

Attractively fitted with a shaker style range of units in a cream and walnut finish having complementary speckled high gloss work surfaces incorporating a breakfast bar. It has attractive brick bond style tiling to the ceramic sink and walls with underlighting to the units. Built in appliances include a 4 ring gas hob, electric oven and overhead extractor fan. There is a built in refrigerator and an integrated dishwasher. The kitchen is attractively decorated featuring recessed lighting with a double glazed uPVC side window and a smart ceramic tiled wood effect floor flows effortlessly into the Family Room.



BREAKFAST KITCHEN

FAMILY ROOM

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

A contemporary style room with illuminated display niches, a radiator, a smart electric fire and French double glazed doors opening onto the gardens.

GARDEN ROOM

3.86m (12'8") x 2.21m (7'3")

A lovely relaxing room accessed via French doors from the Kitchen. It has a uPVC double glazed windows overlooking the undercover entertaining area whilst a double glazed door provides access into the garden.

SEPARATE W.C

A designer cloakroom with sensor lighting, attractive brick bond style tiling and a modern white suite comprising close coupled w.c and slimline sink.



KITCHEN

SECOND KITCHEN/UTILITY ROOM

4.78m (15'8") x 2.03m (6'8")

An excellent addition providing a Utility/second Kitchen. Fully equipped with a modern shaker style range of units in a high gloss cream finish and work tops, to match the main Kitchen, including a stainless steel sink with left hand drainer. Built in appliances include an electric hob with oven beneath, built in fridge and plumbing for a washing machine. It has a ceramic tile floor, uPVC windows and further double glazed door providing access into the undercover large gazebo.

INNER HALLWAY

7.26m (23'10") x 1.78m (5'10") approx

Accessed from the main Reception Hall and serving the Bedrooms and Bathroom. A delightful area with sliding patio doors giving access onto the gardens and a built in airing cupboard containing the boiler.

MASTER BEDROOM

5.26m (17'3") x 3.05m (10'0")

A spacious Bedroom featuring an accent adorned wall with a radiator and a uPVC double glazed front window. A further door provides access to a large luxury En-suite Shower Room.

ENSUITE SHOWER ROOM

3.00m (9'10") x 1.73m (5'8")

A luxury fully tiled Shower Room with the benefit of underfloor heating. Comprising a contemporary vanity unit with basin, a close coupled w.c and a walk in designer shower with fixed glass screen and drencher head. There is an extractor fan and a double glazed window.

BEDROOM TWO

3.48m (11'5") x 3.20m (10'6")

A good size room with a radiator and a uPVC double glazed window.

BEDROOM THREE

3.48m (11'5") x 3.10m (10'2")

A good size room with a radiator and a double glazed window.

BEDROOM FOUR

3.17m (10'5") x 2.46m (8'1")

With a radiator and a double glazed window.

FAMILY BATHROOM

3.40m (11'2") x 2.29m (7'6")

A superb modern Bathroom with a white suite comprising twin porcelain basins on suspended vanity units, close coupled w.c and a panelled bath. There is an additional shower cubicle, two heated towel warmers, tiling to dado height, extractor fan and a double glazed window.



FAMILY ROOM



GARDEN ROOM



SECOND KITCHEN/UTILITY ROOM



INNER HALLWAY

OUTSIDE

DOUBLE GARAGE

5.84m (19'2") x 3.00m (9'10")

With electric power and light and folding remote control front door.

The property is approached through electronically operated gates onto a long block paved driveway and parking bay located in front of the property and together with a double garage. Extensive lawns sweep around the property with a side patio area and a pathway around the bungalow. The gardens are larger than one might expect and feature a wonderful entertaining area with undercover facilities for the unpredictable weather with power and light and heating connecting cleverly to the second Kitchen and Garden room. There is a superb purpose built tree house with zip wire ideal for children and various timber stores including a garden room and garage, whilst the boundaries are securely fenced and hedged ensuring privacy for the present owners.

SERVICES

Mains gas, water, electricity and drainage are connected.

CENTRAL HEATING

Comprising radiators as detailed above connected to the combination central heating boiler located in the Inner Hallway cupboard.

DOUBLE GLAZING

The property has the benefit of double glazed doors and windows.

SECURITY

A security alarm system is installed.

LOCAL AUTHORITY

North East Lincolnshire Council.

COUNCIL TAX

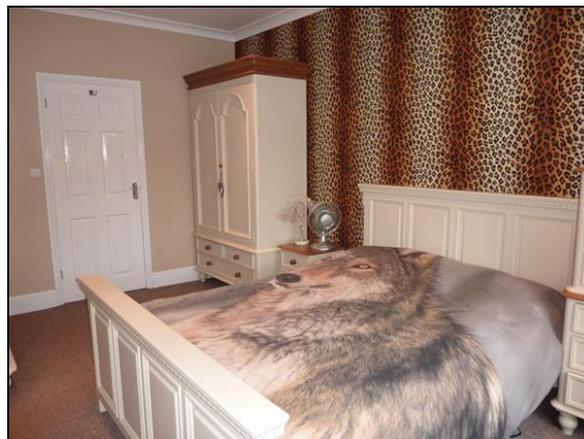
Our enquiries of the Local Authority indicate the property to be in Council Tax Band D. (This assessment may be reviewed following the sale due to enlargement works undertaken by the current owners.)

TENURE

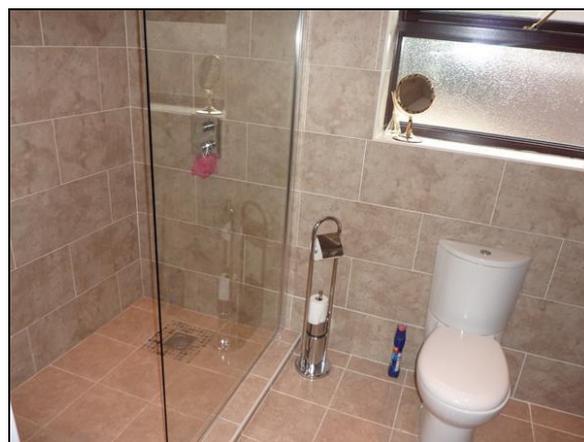
Freehold - subject to Solicitors verification.

VIEWING

By appointment through the Agents on Grimsby 311000.



MASTER BEDROOM



ENSUITE SHOWER ROOM



BEDROOM THREE



BEDROOM FOUR



FAMILY BATHROOM



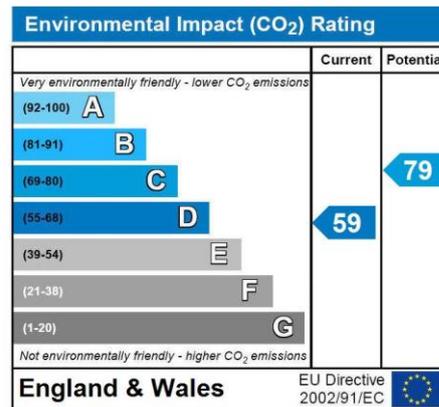
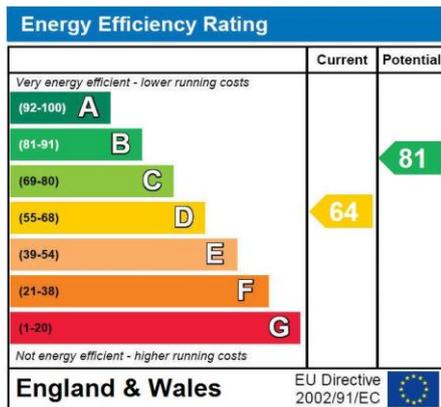
OUTSIDE



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.

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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