

MARTIN MASLIN

74 STALLINGBOROUGH ROAD
HEALING
NEAR GRIMSBY
NORTH EAST LINCOLNSHIRE
DN41 7QL



A MAGNIFICENT DETACHED RESIDENCE LOCATED IN THE POPULAR VILLAGE OF HEALING OFFERING SPACIOUS BEAUTIFULLY APPOINTED THREE STOREY ACCOMMODATION AND EXTENSIVE GARAGING ALL SET WITHIN GROUNDS OF OVER ONE THIRD OF AN ACRE

£550,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

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The Property

Situated on Stallingborough Road, which leads west out of the village of Healing, this magnificent detached residence was, as its date stone proudly confirms, built in 2005 and provides sumptuously appointed accommodation set out over three floors. From the moment one enters the house, the sheer quality is evident to see with copious use of luxury finishes such as marble floor tiles, granite surfaces in the bathrooms and kitchen, deep covings, inset downlighters etc.

The house stands in a slightly elevated position with a raised terrace running along its front and double doors opening to the Reception Hall which is almost a room in itself and from where the elegant staircase leads to the first floor. Principal features of the accommodation include the good size main Lounge, a flexible Office/Study which could be put to several alternative uses, an inner hall area, a Utility Room, Cloakroom and Store Room. The remaining accommodation extends across the full width of the rear of the house and comprises three linked rooms, namely the Living Room with its rustic brick fireplace and Jotul multifuel stove, the Dining Room from where French doors open to the garden and the stunning Breakfast Kitchen with a comprehensive range of cream shaker style cabinets, a central island unit, a range cooker and double aspect windows. This open plan space is no doubt the hub of the family home with plenty of room for preparation, dining and relaxing.

At first floor level there is an undeniably huge Landing, the Master Bedroom with twin walk in wardrobes and a stunning ensuite Bathroom, plus three further double Bedrooms, one with its own ensuite Shower Room and the other two sharing a cleverly positioned Jack and Jill Bathroom with a white suite including twin washbasins, a bath and a large shower cubicle. On the second floor there is another double Bedroom with a smaller adjacent room which was originally designed to be equipped as a Shower/Bathroom but is currently used for storage purposes.

Within the extensive grounds there is a substantial building comprising two Double Garages (both with electric doors) and a central Office complete with its own shower and toilet. This facility would be ideal for those who work from home perhaps. The gardens are mainly sett paved at the front to provide plenty of parking and partly lawned at the rear along with a gorgeous part enclosed patio area. The house benefits from under floor gas central heating, uPVC framed double glazing and a security alarm.

The village of Healing features well regarded schools, a general store for those everyday needs and the Healing Manor Hotel and Restaurant. Access to the country's motorway network is easy via the A180 interchange and trains run through the village.

All in all 74 Stallingborough Road, Healing is a property of the highest calibre, lovingly created as a grand family home and viewing is highly recommended. EPC Rating -



Accommodation

GROUND FLOOR

RECEPTION HALL

4.78m (15'8") x 3.89m (12'9")

A stunning entrance area to the property and from where the spindle balustrade staircase leads via a quarter landing to the first floor. The hallway floor is beautifully tiled, there are recessed downlighters to the ceiling and there are double opening entrance doors.

LOUNGE

6.17m (20'3") x 4.57m (15'0")

A well proportioned room with a marble tiled floor, downlighters, double aspect windows and provision for a fireplace.

STUDY/OFFICE

4.57m (15'0") x 3.00m (9'10")

A room offering flexible space depending upon a buyers needs and with a marble tiled floor, built in shelves and cupboards and double aspect windows.

INNER HALLWAY

With a door opening to a useful storage room.

UTILITY ROOM

4.57m (15'0") x 2.36m (7'9")

Equipped with a range of driftwood style low level cabinets, a single drainer stainless steel sink unit, a wall mounted Vaillant gas boiler and a cupboard housing the water softener.

CLOAKROOM

Half tiled and with a white suite comprising a w.c, and a pedestal handbasin.

DINING AREA

4.37m (14'4") x 3.86m (12'8")

Centrally positioned between the Breakfast Kitchen and the Living Room and with French doors opening out to the rear terrace. The floor is attractively tiled and there is a ceiling mounted speaker.

LIVING ROOM

4.57m (15'0") x 3.96m (13'0")

Featuring a superb natural brick full height fireplace with a rustic timber mantel, a brick hearth and a Jotul multifuel stove. The floor is tiled.



RECEPTION HALL



RECEPTION HALL



LOUNGE



STUDY/OFFICE

BREAKFAST KITCHEN

4.52m (14'10") x 3.91m (12'10")

Beautifully appointed with a range of classic shaker style cream wall and base cabinets with granite worksurfaces incorporating an inset 1.5 bowl sink unit. A wide recess with integral extractor canopy accommodates the Rangemaster range cooker and there is a central island which can be utilised as a breakfast bar. Built in appliances comprise a fridge, a freezer and a dishwasher and there are double aspect windows, lighting canopies, part tiled walls and a tiled floor.

FIRST FLOOR

LANDING

A very large landing area from where the spindle balustrade staircase leads to the second floor. An airing cupboard houses the hot water cylinder.

MASTER BEDROOM

5.18m (17'0") x 4.57m (15'0")

An impressive bedroom with twin walk in wardrobes and a door opening to the ensuite Bathroom.

ENSUITE BATHROOM

4.57m (15'0") x 2.97m (9'9")

A sumptuously appointed bathroom featuring a white suite comprising a bath encased with a black granite and marble surround, a wide vanity handbasin with an inset oval sink, a w.c, a bidet and a rectangular shower cubicle housing an Aqualisa digital shower. There is a heated towel warmer and the walls are half marble panelled.

BEDROOM TWO

4.57m (15'0") x 3.96m (13'0")

A pleasant bedroom with a double wardrobe and a single cupboard. A door opens to the Jack and Jill Bathroom.

BEDROOM THREE

4.57m (15'0") x 3.35m (11'0")

With a double wardrobe, fitted bookshelves and a door to the Jack and Jill Bathroom.

BATHROOM

4.57m (15'0") x 2.67m (8'9")

Positioned between Bedrooms 2 and 3 and accessible from both. Featuring a white suite including a bath with a granite surround, twin vanity washbasin's, a w.c, and a rectangular shower cubicle with an Aqualisa digital shower. The floor is tiled and the walls are half tiled and there is a heated towel warmer.

BEDROOM FOUR

3.86m (12'8") x 3.17m (10'5")

With a door to its ensuite Shower Room.

ENSUITE SHOWER ROOM

1.75m (5'9") x 1.73m (5'8")

With half tiled walls and a white suite comprising a pedestal washbasin, a w.c, and a quadrant shower cubicle with an Aqualisa digital shower.



UTILITY ROOM



DINING AREA



LIVING ROOM



BREAKFAST KITCHEN

SECOND FLOOR

BEDROOM FIVE

4.75m (15'7") x 4.42m (14'6")

With two Velux windows, a central heating radiator and access to eaves storage space.

STORE ROOM/BEDROOM SIX

4.44m (14'7") x 1.78m (5'10")

Originally designed to be used as a Bathroom/Shower Room to serve the second floor Bedroom. Central heating radiator.

OUTSIDE

GARAGING/OFFICE BUILDING

A very large single storey structure providing: -

DOUBLE GARAGE

5.64m (18'6") x 5.64m (18'6")

With an electrically operated roller door.

SECOND DOUBLE GARAGE

8.53m (28'0") x 5.64m (18'6")

With twin electrically operated roller doors.

OFFICE

5.64m (18'6") x 2.79m (9'2")

A useful facility with an office area and a Shower Room including a shower, a washbasin and a w.c.

The house stands within good size rectangular shaped grounds which extend to over one third of an acre in total. To the front the gardens are principally sett paved to allow plenty of parking and access to the driveway which leads through double gates to the garages. An elevated paved terrace runs along the front of the house whilst to the rear the garden is partly lawned and partly sett paved. The northern end of the garden is currently not cultivated but immediately behind the house there is a lovely patio area enclosed by half height brick walls.

SERVICES

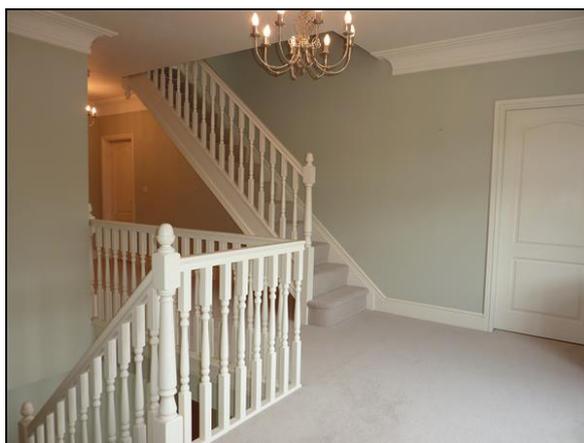
Mains gas, water, electricity and drainage connected.

CENTRAL HEATING

Comprises under floor heating at ground and first floor level and radiators at second floor level connected to the Vaillant gas boiler in the Utility Room.



BREAKFAST KITCHEN



LANDING



MASTER BEDROOM



ENSUITE BATHROOM

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 indicate the property to be in Council Tax Band G.

TENURE

Freehold - subject to Solicitors verification.

ESTATE AGENTS ACT 1979

Under the terms of this Act we are obliged to advise that the vendor of this property is related to a member of staff at Martin Maslin Estate Agents.

VIEWING

By appointment through the Agents on Grimsby 311000.



BEDROOM TWO



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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