

MARTIN MASLIN

2 HARROW LANE
SCARTHOTOP
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN33 3TQ



A HANDSOME DOUBLE FRONTED DETACHED FAMILY RESIDENCE OFFERING SPACIOUS ACCOMMODATION WITH A MODERN OPEN PLAN DESIGN FEATURING FOUR BEDROOMS, THREE BATHROOMS AND QUALITY FIXTURES AND FITTINGS TOGETHER WITH A LIVE TO WORK TWO STOREY GARAGE AT THE REAR

£285,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

The Property

Situated on the popular Scartho Top development a former show house built by Cyden Homes in 2009 to their flagship design on the corner of Harrow Lane. This handsome double fronted detached family residence offers space with a modern open plan feel equipped with many extras including a built in music system with ceiling speakers, oak interior doors, quality fitted wardrobes and three good size Bathrooms. Recently decorated in modern colour schemes the property would make an ideal family home together with a work to live double Garage featuring a first floor Studio with its own access.

Principle features include a welcoming Reception Area opening into the large Family Room where the dog leg staircase rises to the first floor galleried Landing. Double doors open in from the Reception Area to a rather spacious Lounge featuring an attractive fireplace with French doors giving views and access onto the rear garden. Across from the Lounge is a lovely bright Study/Playroom enjoying dual aspect views. Undoubtedly the Kitchen forms the hub of this wonderful home with an array of full height windows and French doors allowing natural light to flow through the property. The Kitchen is fitted with a comprehensive range of high gloss cabinets in a walnut finish complemented by a matching central island with breakfast overhang. A range of quality built in Neff appliances include a double oven and hob, an integrated dishwasher and a large American fridge. Beyond is a good size Utility Room and a Cloakroom with w.c.

To the first floor the spacious Landing serves four excellent size Bedrooms including a Master Bedroom suite with built in wardrobes and large Ensuite Shower Room complete with twin basins and shower cubicle. Bedroom Two features its own dressing area and has an Ensuite Shower Room whilst the Family Bathroom is fitted with a vanity unit and panel bath with shower over.

Outside a double block paved driveway leads through high timber gates in turn to a further driveway and the two storey double Garage. The front garden has been landscaped with attractive wrought iron railings whilst the rear garden features a generous patio with a manageable, shaped lawn screened by mature plants and shrubs ensuring privacy. The property benefits from a gas central heating system, uPVC double glazing and a security alarm system.

An executive family home ideal for the growing family requiring a separate Studio/Office away from the home. Viewing is highly recommended. EPC Rating - C



Accommodation

GROUND FLOOR

A high canopied timber entrance porch with exterior light gives access to the front composite door.

RECEPTION AREA

2.82m (9'3") x 1.93m (6'4")
plus 5.89m (19'4") x 3.40m (11'2")

A bright and welcoming entrance area opening into a large open plan family room. A pine dog leg staircase leads to the first floor galleried landing with a uPVC double glazed window.



RECEPTION AREA

LOUNGE

6.20m (20'4") x 3.73m (12'3")

Accessed via double doors from the Reception Area a lovely dual aspect room featuring a beautiful Adam style firesurround with marble inlay and electric fire set on a granite hearth. It has an accent adorned wall, a radiator and French doors onto the rear garden.



LOUNGE

STUDY

3.81m (12'6") x 2.64m (8'8")

A large study/playroom with dual aspect windows and a radiator.



STUDY

KITCHEN

5.49m (18'0") x 3.81m (12'6")

Forming the hub of this wonderful home a large open plan kitchen with full height picture windows and central French doors opening onto the rear patio. Attractively designed with a range of shaker style units in a high gloss walnut finish. With matching central breakfast island and overhang for stools. Light speckled worksurfaces incorporate 1.5 bowl stainless steel sink with mixer taps and matching upstands. Quality Neff built in appliances include a 4 ring gas hob with stainless steel backplate, overhead chimney style extractor fan and light, double fan assisted oven and grill, an integral dishwasher and housing space for an American style fridge freezer (included). There is a ceramic tiled floor with uPVC windows to the front, built in ceiling speakers, a radiator and door to the Utility Room.

UTILITY ROOM

2.13m (7'0") x 1.65m (5'5")

With a matching range of high gloss walnut cabinets, worksurfaces and plumbing for a washing machine. It has a ceramic tiled floor, a radiator and a uPVC double glazed door onto the garden.

CLOAKROOM

With a modern white suite comprising close coupled w.c, pedestal wash handbasin and tiled splashback, a radiator and a uPVC double glazed window.



KITCHEN

FIRST FLOOR

LANDING

4.09m (13'5") x 2.79m (9'2")

A spacious landing with a spelled balustrade, a radiator and access to the loft space.

AIRING CUPBOARD

With unvented hot water cylinder and pressurised tanks.

MASTER BEDROOM

4.42m (14'6") x 3.81m (12'6")

An excellent master bedroom with full height quality built in wardrobes, ceiling speakers, a radiator and a uPVC double glazed front window.

ENSUITE SHOWER ROOM

3.81m (12'6") x 1.68m (5'6")

A large Shower Room featuring twin wash handbasins set in vanity units, close coupled w.c. and a large walk in double shower with thermostatic unit and uPVC double glazed rear window.

BEDROOM TWO

3.84m (12'7") x 3.61m (11'10")

With a radiator and uPVC double glazed window.

DRESSING AREA

1.78m (5'10") x 1.55m (5'1")

ENSUITE SHOWER ROOM

2.18m (7'2") x 1.75m (5'9")

With built in vanity unit featuring an off set wash handbasin with mixer taps, push button w.c. and large single shower cubicle with thermostatic unit, a radiator and uPVC double glazed window.

BEDROOM THREE

3.35m (11'0") x 2.67m (8'9")

Extending to 3.35m (11'0") into door recess.

A good size third bedroom with a radiator and dual aspect uPVC double glazed windows.

BEDROOM FOUR

3.35m (11'0") x 2.44m (8'0")

A generous bedroom with a radiator and uPVC double glazed window.

FAMILY BATHROOM

2.44m (8'0") x 1.68m (5'6")

A modern Bathroom with built in vanity unit featuring an offset wash handbasin with mixer taps, push button w.c., panel bath with mixer taps and tiled splashback. There is a rail/curtain, a radiator and a uPVC double glazed window.



KITCHEN



MASTER BEDROOM ONE



ENSUITE SHOWER ROOM



BEDROOM TWO

OUTSIDE

There is a two storey work to live Garage and Studio/Office.

DOUBLE GARAGE

5.61m (18'5") x 4.88m (16'0")

With power and light and twin up and over doors. A side entrance door with staircase gives access to a large first floor Studio.

STUDIO

5.33m (17'6") x 4.93m (16'2")

Featuring a laminate floor with heating and two uPVC double glazed windows. Ideal for a dance studio or a separate office to work from home.

Outside the property occupies a large corner position on Harrow Lane standing in manageable gravelled gardens with shrubs and screened by decorative wrought iron railings. A block paved driveway leads through double timber gates in turn to the Garage with parking at the rear.

SERVICES

Mains gas, water, electricity and drainage are connected.

CENTRAL HEATING

Comprises radiators as detailed above connected to the gas central heating boiler.

DOUBLE GLAZING

The property has the benefit of uPVC framed double glazing.

SECURITY

A security alarm is installed.

MUSIC SYSTEM

The property has a built in music system with speakers for the music system.

LOCAL AUTHORITY

North East Lincolnshire Council.

COUNCIL TAX

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

TENURE

Freehold - subject to Solicitors verification.

VIEWING

Strictly by appointment through the Agents on Grimsby 311000.



BEDROOM THREE



FAMILY BATHROOM

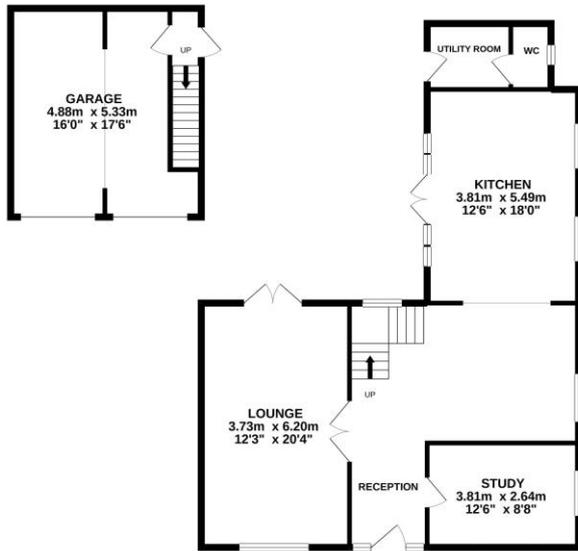


OUTSIDE

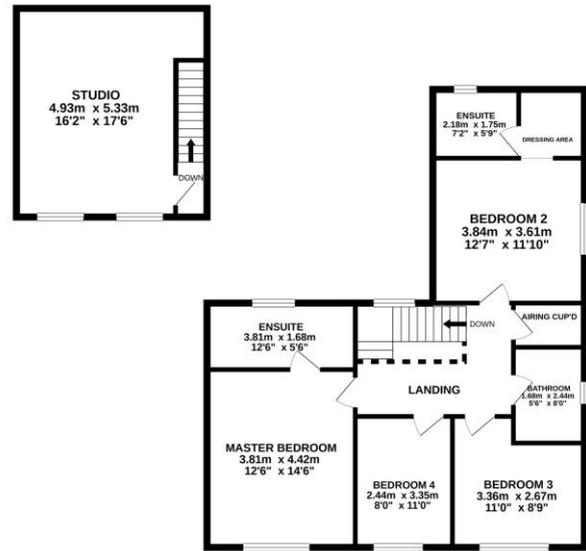


STUDIO

GROUND FLOOR
112.2 sq.m. (1208 sq.ft.) approx.



1ST FLOOR
106.9 sq.m. (1151 sq.ft.) approx.



TOTAL FLOOR AREA : 219.1 sq.m. (2359 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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