

MARTIN MASLIN

LANCASTER HOUSE
CHEAPSIDE
WALTHAM
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN37 0HT



A STUNNING ARCHITECT DESIGNED FAMILY HOME STANDING WITHIN SUPERB LANDSCAPED GARDENS, FEATURING A BEAUTIFUL LIVING KITCHEN, THREE DOUBLE BEDROOMS (TWO WITH EN-SUITE), A DESIGNER FAMILY BATHROOM AND MANY OTHER EYECATCHING FEATURES.

£460,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

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The Property

Situated on Cheapside, on the southern boundary of this highly regarded village and close to Waltham golf course lies this stunning, modern architect designed family home completed in 2018. Set within superb, landscaped gardens the property has been individually designed for the present owners to a superlative finish. Displaying a spectacular high vaulted Living Kitchen, beautiful quality Bathrooms, underfloor heating and a stylish eye-catching glass and oak panel staircase. Only a full internal viewing will allow potential purchasers to appreciate just what Lancaster House has to offer therefore viewings are highly recommended.

Principle features of the accommodation include a cleverly designed open plan brick pillar Porchway with sensor lighting giving access to a sizeable composite front entrance door. Inside there is a lovely Hallway featuring a highly polished tiled floor with underfloor heating which continues through the main ground floor areas. Off the hallway there is a Cloakroom and a stylish glass and oak panel staircase rising to a delightful first floor Landing. The family Lounge is relaxing with its rustic cast iron multi-fuel burning stove for those winter evenings and French doors provide views and access onto the rear garden and patio.

The stunning Living Kitchen with its high vaulted ceiling and full height apex window, is undoubtedly the signature of the ground floor. The kitchen displays modern shaker style 'Crambrook' fitted cabinets with matching centre island, complemented by 'Sira' silestone worktops and quality integrated appliances by Bosch. The kitchen is further enhanced by a lovely marble tile floor flowing effortlessly through the living and dining area with Anthracite Grey, aluminium bi-fold doors providing access onto the delightful Indian sandstone paved terrace and gardens beyond. In addition, a large Utility Room gives access to the integral double Garage located just off the hallway.

At first floor level there are three excellent size double Bedrooms (two with designer Ensuite Shower Rooms). The superb Master Bedroom Suite extends to nearly 27 ft in length and features Velux windows, a Juliet balcony and a modern Ensuite Shower Room with walk in double shower. The spacious Family Bathroom is credit to the owners with its Moroccan style feature wall, freestanding double bath and taps, a modern white suite and a further quadrant shower enclosure.

The house enjoys the benefit of underfloor heating to the ground floor and bathrooms, a fitted security alarm system and quality Anthracite Grey uPVC double glazed windows. To the front is a very generous driveway with permeable sett paving providing ample parking for several cars which leads in turn to the large integral double Garage with electric folding panel door. A purpose-built brick wall adjoins the front of the house and provides both privacy and access via double gates to a superb larger than average lawned rear garden, ideal for alfresco entertaining. The rear garden features various morning and evening patios including a dining corner with brick seating and wishing well design BBQ, a relaxing sun trap for a hot tub and a pleasant patio close to the kitchen.

The village high street of Waltham is within walking distance and provides an excellent range of shopping facilities including two small supermarkets, specialist retailers and two public houses. All in all Lancaster House is a beautiful home providing outstanding quality throughout and is not to be missed. EPC Rating - B



The accomodation comprises: -

ENTRANCE HALL

A superb open plan, brick pillar Porchway with sensor lighting gives access to an oversize composite front entrance door with matching glazed panels.

RECEPTION HALL

4.11m (13'6") x 2.21m (7'3")

A modern and stylish hallway with a beautiful glass and oak panel return staircase leads to the first floor level. There is a stunning marble tiled floor with underfloor heating, recessed lighting and an oak door leads to the Garage.

CLOAKROOM

A modern cloakroom featuring a marble tiled floor with underfloor heating, back to the wall push button w.c, slimline vanity unit with mixer tap and extractor fan.

LOUNGE

5.64m (18'6") x 4.14m (13'7")

A well proportioned room, enjoying dual aspect views, featuring a cast iron multi fuel burning stove standing on a slate hearth set in a brick recess. The room is tastefully decorated with recess lighting and French uPVC double glazed doors give views and access onto the Indian sandstone paved terrace beyond.

LIVING KITCHEN

7.16m (23'6") x 4.14m (13'7")

A stunning kitchen forming the signature feature to this wonderful home, with its amazing full height, apex picture window and bi-fold doors, giving views and access onto the rear garden. Fitted with a modern, shaker style 'Cranbrook' kitchen with a range of high and low level cabinets, complementary 'Sira' silestone worksurfaces and an eye-catching centre island. The kitchen is highly equipped with a cutaway, one and a half bowl sink with swan mixer taps with matching 'Sira' silestone upstands, solid oak windowsill and recess lighting. Quality built in Bosch appliances include an induction hob, with overhead extractor fan and light, two eye level double ovens, a full height fridge, an integrated dishwasher and a useful pull out bin. There is plenty of storage cupboards including soft-close pan drawers and a uPVC double glazed side window. Meanwhile the beautiful marble tiled floor with its under floor heating flows effortlessly through into the dining area with its high vaulted ceiling, recessed lighting and panoramic views onto the garden.

UTILITY

2.74m (9'0") x 2.06m (6'9")

A good size utility room found just off the hallway, fitted with a range of base and wall mounted units. Complementary worksurfaces incorporate a stainless steel sink with mixer taps, plumbing for a washing machine and vent for a tumble dryer. It has a marble tiled floor with under floor heating, a uPVC double glazed side window and further composite exterior door to the side.



RECEPTION HALL



RECEPTION HALL



CLOAKROOM



LOUNGE

FIRST FLOOR

Featuring a beautiful glass and oak panel balustrade, with a deep stairwell and large frosted glass window. All rooms lead directly off as follows: -

MASTER BEDROOM SUITE

extending to 8.15m (26'9") in length

BEDROOM

5.71m (18'9") x 4.60m (15'1")

A lovely size master bedroom with an interesting shaped roofline featuring two radiators and a uPVC double glazed door gives access to a Juliet front balcony.

EN-SUITE SHOWER ROOM

3.05m (10'0") x 1.37m (4'6")

A modern shower room with built in furniture in a light dove grey finish, comprising a back to the wall push button w.c, semi recess wash hand basin with mixer taps and silestone worksurfaces. It has a fully tiled designer walk in shower with rainfall head and separate handset. Tiled and with a chrome heated towel rail and a uPVC double glazed window.

BEDROOM TWO

4.14m (13'7") x 3.51m (11'6")

A good size double bedroom with a radiator and a uPVC double glazed window overlooking the rear garden.

EN-SUITE SHOWER ROOM

2.64m (8'8") x 1.98m (6'6")

A spacious, modern shower room partly tiled featuring a designer walk in shower with fixed glass screen, rainfall head and separate handset. It has a smart, white vanity unit with a pillar style tap and cupboards beneath and a back to the wall, close coupled w.c. There is a chrome heated towel rail and a uPVC double glazed front window.

BEDROOM THREE

4.14m (13'7") x 3.56m (11'8")

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

FAMILY BATHROOM

3.17m (10'5") x 2.08m (6'10")

A stunning bathroom, featuring Moroccan style tiling with a free standing double ended panel bath with chrome freestanding tap and shower attachment, close coupled w.c, pedestal wash hand basin with waterfall mixer tap and further shower cubicle with drencher head and handset. It has a chrome heated towel rail, recessed lighting and a uPVC double glazed side window.

INTEGRAL DOUBLE GARAGE

5.74m (18'10") x 5.59m (18'4")

A double garage, with power and light, courtesy fire door from the hallway and an insulated, folding panel electric front door.



LOUNGE



LIVING KITCHEN



LIVING KITCHEN



LIVING KITCHEN

OUTSIDE

Lancaster House has the advantage of a generous driveway featuring permeable sett paving, screened by mature shrubs and trees to the front boundary. A high brick wall provides privacy with double gates leading in turn to a lovely size rear garden. Featuring morning and evening Indian sandstone patios, including the most delightful dining corner with brick built seating and individual wishing well design BBQ, exterior dusk to dawn lighting ideal for entertaining, further seating areas and close boarded fencing ensuring privacy for the present owners.

SERVICES

Mains gas, water, electricity and drainage are connected.

CENTRAL HEATING

Comprises radiators as detailed above connected to the Glowworm combination central heating boiler located in the Garage.

DOUBLE GLAZING

The property has the benefit of smart uPVC Anthracite Grey framed glazing and aluminium bi-folding doors in the Kitchen.

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 E.

TENURE

Freehold - Subject to Solicitor's verification.

VIEWING

Strictly by appointment through the agents on GRIMSBY 311000.



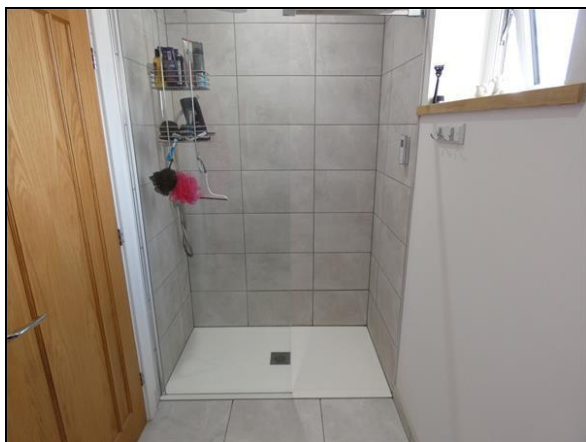
LIVING KITCHEN



UTILITY



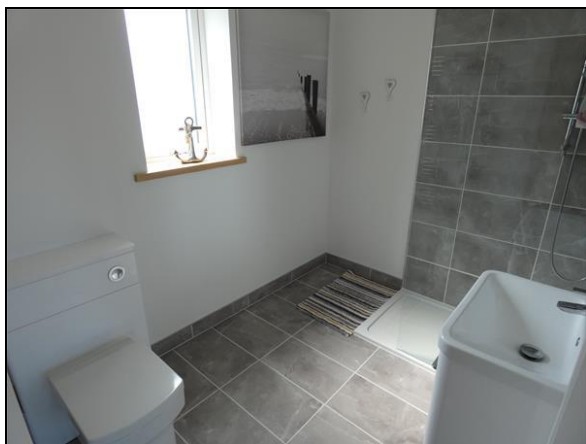
MASTER BEDROOM SUITE



EN-SUITE SHOWER ROOM



BEDROOM TWO



EN-SUITE SHOWER ROOM



BEDROOM THREE



FAMILY BATHROOM



INTEGRAL DOUBLE GARAGE



GARDEN



GARDEN

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.

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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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M619 Printed by Ravensworth Digital 0191 2303553