

# MARTIN MASLIN

5 SOUTH SEA LANE  
HUMBERSTON  
NORTH EAST LINCOLNSHIRE  
DN36 4JY



A WONDERFUL CHARACTER FAMILY HOME THOUGHT TO HAVE ITS ORIGINS AROUND THE EARLY 1900'S ENJOYING FIELD VIEWS ON THE EDGE OF THE HUMBERSTON BOUNDARY. OFFERING SPACIOUS AND FLEXIBLE ACCOMMODATION INCLUDING THREE INDIVIDUAL RECEPTION ROOMS, FOUR BEDROOMS AND TWO QUALITY BATHROOMS, ALL SET WITHIN MAGNIFICENT, LANDSCAPED GARDENS.  
EPC RATING – D

£370,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

[www.martinmaslinestateagents.co.uk](http://www.martinmaslinestateagents.co.uk)

# The Property

Situated on South Sea Lane a select location on the edge of the Humberston boundary, found just off Tetney Road a wonderful detached character residence set within magnificent, landscaped gardens. A former farm workers cottage, thought to have its origins around the early 1900's, now sympathetically updated over the years into a first class family home fronting onto fields and countryside. Providing bright and well presented accommodation offering space and comfort in equal measure with many rooms enjoying dual aspect vistas onto the garden. Viewings are strongly recommended to appreciate all this property has to offer.

On entry one is greeted by an inviting Entrance Porch with doors opening onto two individual Reception Rooms. The Lounge extends to 22 ft 2" in length, featuring a dog leg staircase and a recessed fireplace, whilst adjoining a traditional charming Dining Room with its solid oak floor and feature fireplace. The main Kitchen which includes a generous Dining Area displays a range of cream farmhouse style cabinets with underlighting and glass displays hosting a range of integrated quality appliances.

The Kitchen has a combination of floors with tiling and laminate floor to the Dining Area where a glazed door opens into a pleasant Snug. A relaxing room with sliding patio doors opening directly onto a delightful sun terrace with views across the gardens and driveway. A further Rear Lobby provides access to a large cloakroom W.C. and an internal door leads into the attached garage.

At the first floor level there is an extended landing serving four generous double Bedrooms each with built in cupboards. The Master Bedroom on the west wing enjoys dual aspect views and has a range of built-in wardrobes whilst benefitting from a private En-suite Bathroom created by the present owners over the years. Meanwhile the principal Bathroom takes pride upstairs, beautifully designed and tiled, featuring a range of quality built in furniture comprising a back to the wall W.C, vanity unit, panel bath and a corner shower cubicle.

The property fronts onto South Sea Lane and is approached via double gates accessed through a covered entrance onto a long concrete and brick edge driveway, leading in turn to a rather attractive shaped garage with electric folding door. In the agent's opinion the large rear garden with its cleverly designed patio and seating areas combined with sweeping lawns and fruit orchard sets the tone of this striking and individually designed residence best viewed from the rear.



# Accommodation

## ENTRANCE HALL

With a hardwood front door featuring fan glaze window and uPVC double glazed side panels. A lovely entrance with a radiator and coving to the ceiling.

## LOUNGE

**6.76m (22'2") x 4.17m (13'8") including stairs.**

A lovely bright dual aspect room, extended over the years, with an attractive balustrade and spindle open plan dog leg staircase leading to the first floor level. It has a recessed brick feature fireplace, housing a cast iron gas stove, set on a raised tile hearth, with coving to the ceiling and two radiators.

## DINING ROOM

**4.17m (13'8") x 4.04m (13'3")**

A charming reception room featuring a recessed stone fireplace, housing a cast iron log burning style gas fire set on a slate hearth and compliments by solid oak wood floor. Tastefully decorated in period colour schemes with coving to the ceiling, radiator and a uPVC double glazed front window. A further glazed inner door leads into the Dining Kitchen.

## DINING KITCHEN

**7.01m (23'0") x 3.05m (10'0")**

A lovely size room with designated dining area. Fitted with a range of farmhouse style cream shaker cabinets, some with glass displays and underlighting to the units. Complementary worksurfaces incorporate a one and a half bowl stainless steel sink with mixer taps and tiled splash back. Built in appliances include a Black smoke Belling ceramic five ring hob with canopied extractor and light over, a double oven and grill, an integral fridge, built in dishwasher and a built-in washing machine. The kitchen has a ceramic tiled floor, recessed lighting, a large uPVC window overlooking the garden and a double glazed side window. The open plan dining area features a laminate floor, with coving to the ceiling, a radiator, and a uPVC double glazed window. A glazed door leads into the snug.

## SNUG

**3.76m (12'4") x 2.74m (9'0")**

A lovely room with delightful views onto the side patio, featuring laminate floor, a radiator and sliding tilt and turn patio doors giving views and access onto the side patio.

## REAR LOBBY

With uPVC double glazed window, access door to the integral garage and a separate cloakroom.

## CLOAKROOM

A large cloakroom with a white suite, comprising close couple w.c, wash hand basin with tiled splash back, radiator and an additional wall heater.



ENTRANCE HALL



LOUNGE



LOUNGE



DINING ROOM

## FIRST FLOOR

### LANDING

A spacious and extended landing with a deep stairwell, a radiator and a uPVC fixed window overlooking the rear garden. All rooms lead directly off as follows: -

### MASTER BEDROOM

**4.11m (13'6") x 3.68m (12'1")**

A lovely master bedroom, enjoying dual aspect views onto countryside. Fitted with a range of built-in furniture, incorporating a dressing table with drawers, overhead storage and matching dressing tables. It has a radiator and two uPVC windows.

### EN-SUITE

**3.17m (10'5") x 1.35m (4'5")**

An attractive tiled bathroom with white suite comprising close couple w.c, bidet, panel bath with electric shower and a screen and a further separate vanity unit with offset sink, pillar taps and cupboards below. It has a mirror with lighting, extractor fan, recessed lighting, and loft access.

### BEDROOM TWO

**4.19m (13'9") x 4.09m (13'5")**

A good size double bedroom with a large built in over stairs storage cupboard and further loft hatch. The room is well decorated with a radiator and a uPVC double glazed window overlooking the front aspect.

### BEDROOM THREE

**3.35m (11'0") x 3.25m (10'8")**

A good size double bedroom with a built-in double wardrobe, further storage cupboard, a radiator and a uPVC double glazed front window.

### BEDROOM FOUR

**3.17m (10'5") x 3.05m (10'0")**

Another good size bedroom with a built-in double wardrobe and an airing cupboard housing the combination central heating boiler. It has a radiator, a built-in dressing table, with open shelving and a uPVC double glazed window overlooking the rear garden.

### FAMILY BATHROOM

**2.82m (9'3") x 2.08m (6'10") extending 3.00m (9'10")**

A smart and well designed bathroom attractively tiled with a mosaic border relief, featuring a range of modern furniture in a light oak finish. Comprising back to the wall push button w.c, semi-recessed wash hand basin with pillar style tap, panelled bath with mixer taps and a large walk-in corner shower cubicle with Aquilisa shower and folding doors. It has a panelled ceiling with recessed lighting, a radiator, a ceramic tiled floor and dual aspect uPVC windows.

### OUTSIDE

### GARAGE

**5.11m (16'9") x 4.72m (15'6")**

A rather larger garage with a new electric folding front door, power and light and curtsey door into the rear lobby.



DINING ROOM



DINING KITCHEN



DINING KITCHEN



DINING KITCHEN

## GARDENS

The property occupies a select location, enjoying its own private front lawned garden hedged to the boundaries with a central gate and pathway leading to the front door. Double gates to one side lead through a stone pillared covered entrance along a long concrete and brick edge driveway to a parking bay and the garage. The gardens are delightful with shaped lawns and various patio areas discreetly positioned around the gardens. Another sheltered place to relax is just behind the garage with a lovely, gravelled seating area created by the owners and screened by fencing. Beyond is a large lawned garden with a small fruit tree orchard incorporating plants and shrubs, hedging and fencing to the perimeters. The gardens undoubtedly feature as one of the properties main assets tucked away in its own special setting.

## SERVICES

Gas, electric, water and drainage are all connected.

## CENTRAL HEATING

Central heating comprises radiators detailed above, connected to the combination central heating boiler, located in Bedroom Four.

## DOUBLE GLAZING

The property has the benefit of uPVC framed glazing with the exception of the front entrance porch and the secondary glazed window in the main lounge.

## COUNCIL TAX

Our enquiries with the local council 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 311 000

## LOCATION AMENITIES

South Sea Lane is situated on the fringe of Humberston lying just off Tetney Road.

## SPECIAL AGENTS NOTE

We have been advised by our Vendors Solicitors on 23rd May 2022 the following:- Planning application - Reference DM/0068/22/OUT. Proposal - Outline application to erect 93 dwellings with means of access to be considered (amended plans to include construction access off South Sea Lane). Location - Land South Of Church Lane Humberston North East Lincolnshire. Further information on this can be obtained via the North East Lincolnshire Planning Portal.



SNUG



SNUG



MASTER BEDROOM



BEDROOM TWO



BEDROOM THREE



BEDROOM FOUR



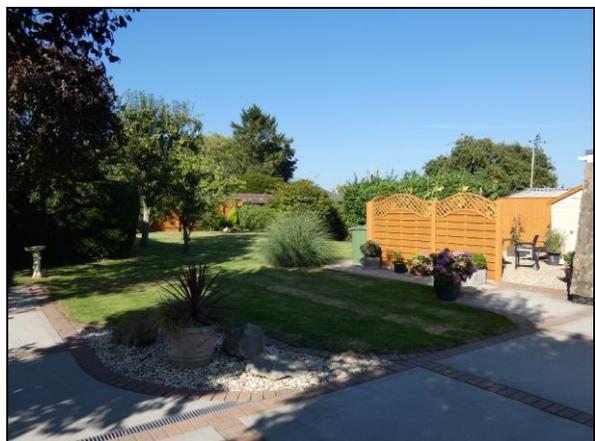
FAMILY BATHROOM



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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