



**64, Peaks Avenue, New Waltham, DN36 4LP**  
**£190,000**

## Key Features:

- Semi Detached Dormer Bungalow
- Popular Village Location
- Generous & Versatile Accommodation
- Three Bedrooms
- Spacious Living/Dining Room
- Separate Lounge
- Ground Floor Bath/Shower Room
- Cloakroom/WC
- Various Storage Options Throughout
- Ample Driveway Parking

Located in the ever popular village of New Waltham, this spacious three bedroom dormer bungalow offers generous and versatile accommodation, arranged over two floors. Combining the convenience of ground floor living with two further first floor bedrooms, the property provides a well-planned layout that will appeal to a wide range of buyers.

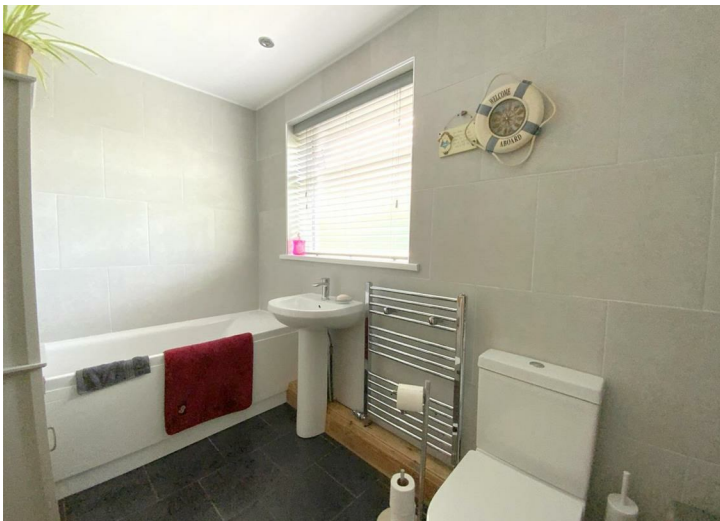
The accommodation is accessed via a side entrance hall and centres around a spacious living/dining room, where French doors open onto the rear garden, creating an ideal space for both everyday living and entertaining. A separate front aspect lounge provides an additional reception room, while the fitted kitchen is well equipped with a range of integrated appliances.

The main bedroom is situated on the ground floor, along with a well-appointed bathroom featuring both a bath and separate shower enclosure, together with a convenient guest cloakroom/WC. To the first floor are two further bedrooms.

All bedrooms benefit from built-in wardrobes, with a variety of additional storage options also provided throughout the property.

Externally, the property enjoys ample driveway parking to the front, while the enclosed rear garden provides a pleasant outdoor space with a lawn and patio seating area, ideal for relaxing or entertaining.

Conveniently positioned close to a wide range of local amenities, highly regarded schools and regular transport links, the property also offers easy access to Grimsby town centre and the seafront at Cleethorpes, making it a superb home in a well-established residential location.



**LOUNGE**

15'5" x 10'11" (4.70 x 3.34)

**LIVING/DINING ROOM**

25'5" x 10'11" (7.75 x 3.34)

**KITCHEN**

11'5" x 11'0" (3.49 x 3.37)

**BATHROOM**

10'4" x 5'9" (3.15 x 1.77)

**CLOAKROOM/WC**

4'7" x 4'2" (1.41 x 1.28)

**BEDROOM 1**

11'5" x 10'4" (3.48 x 3.16)

**FIRST FLOOR**

**BEDROOM 2**

9'1" x 7'7" (2.79 x 2.32)

**BEDROOM 3**

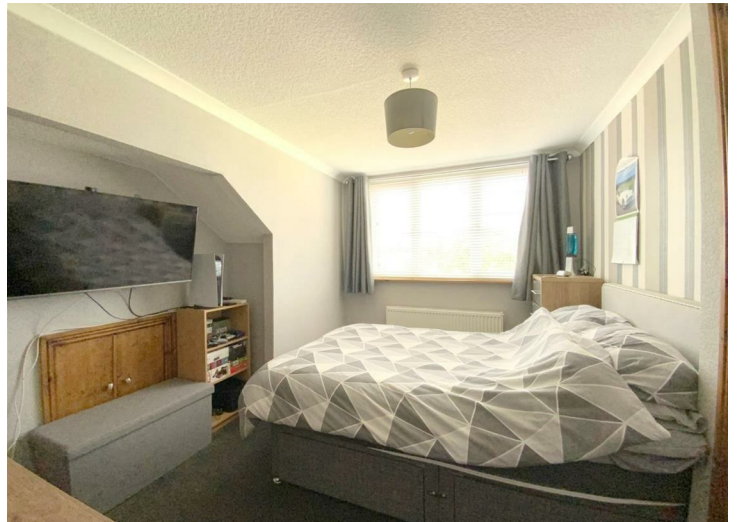
8'5" x 9'8" (2.57 x 2.97)

**TENURE**

FREEHOLD

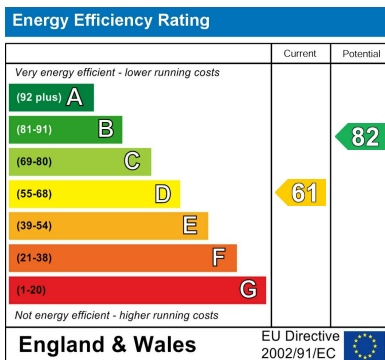
**COUNCIL TAX BAND**

B





TOTAL FLOOR AREA: 1228 sq.ft. (114.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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### Viewing

By appointment only.

### Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

### DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

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