



**5 Ledbury Drive, New Waltham, North East Lincolnshire, DN36 4YS**  
**£194,000**



## Key Features:

- Two Bedroom Semi Detached Bungalow
- Popular Village Location
- Modern Internal Layout
- Open Plan Kitchen/Living Room
- Two Rear Aspect Double Bedrooms
- Shower Room
- Private South Facing Rear Garden
- Ample Off Road Parking
- Converted Garage Providing Versatile Workspace/Studio

A beautifully presented two bedroom semi detached bungalow set in a quiet cul de sac on the popular Trafalgar Park estate in New Waltham, within easy reach of local amenities. Fully refurbished in recent years, the property offers an ideal opportunity for those seeking a stylish, low maintenance home in a convenient location.

The accommodation comprises a modern fitted kitchen, open plan to the living room, forming a bright and sociable hub of the home. An inner hallway leads to the shower room and two rear aspect double bedrooms, both enjoying direct access onto the garden.

Externally, the home benefits from a private south facing rear garden and a spacious driveway providing ample off road parking. The converted garage adds valuable versatility, currently arranged as workshop or home office to the front and a flexible studio at the rear, with access to useful roof storage.





## DINING KITCHEN

10'0" x 9'10" (3.07 x 3.02)

Fitted with modern white gloss units, butchers block style work tops incorporating a ceramic sink, built-in oven, and induction hob with extractor over. Plumbing for a washing machine and space for further appliances. Useful pantry/storage cupboard. Limestone tile flooring. Front aspect window, and side entrance door.

Open access to:-

## LIVING ROOM

15'11" x 10'0" (4.86 x 3.05)

With a front aspect bow window, and white washed oak flooring.

## INNER HALLWAY

With access to the loft, and continued limestone tile flooring.

## SHOWER ROOM

6'7" x 6'6" (2.03 x 2.00)

Fitted with a shower enclosure, pedestal basin and WC. Continued limestone tile flooring.

## BEDROOM 1

13'0" x 9'10" (3.98 x 3.02)

To rear aspect, with white washed oak flooring, and access onto the patio area.

## BEDROOM 2

10'0" x 9'10" (3.07 x 3.02)

A versatile room to rear aspect, with white washed oak flooring, and access onto the patio area.

## WORKSHOP /HOME OFFICE

9'4" x 8'4" (2.87 x 2.55)

Front section of the converted garage, well suited for use as a workshop or home office.

## GARDEN STUDIO

10'1" x 9'5" (3.08 x 2.88)

Providing versatile space, and access to roof storage.

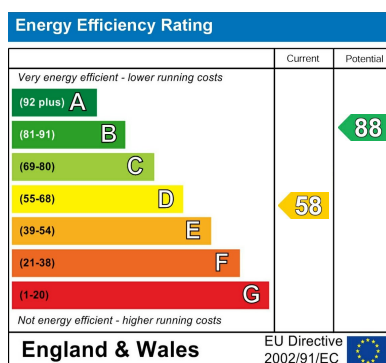
## COUNCIL TAX

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## TENURE

FREEHOLD





## 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

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore

