



3 Oderin Drive, New Waltham, North East Lincolnshire, DN36 4GJ
£205,000

Key Features:

- Two Bedroom Semi Detached Bungalow
- Quiet Cul De Sac Location
- Immaculately Presented
- Modern Kitchen & Bathroom
- Low Maintenance Gardens
- Spacious Driveway & Garage

A superbly maintained two bedroom semi detached bungalow occupying a spacious corner position with ample driveway parking and detached garage. The property is situated in a quiet cul de sac on the popular Trafalgar Park estate in New Waltham, a short distance from local amenities, Much improved by the current owners in 2023 which included a new fitted kitchen and shower room, and a new gas central heating boiler. Further accommodation comprises a bay fronted lounge, conservatory and two versatile double bedrooms.



KITCHEN DINER

15'1" x 9'10" (4.62 x 3.02)

Featuring a range of modern grey gloss units and contrasting work surfaces incorporating a resin sink. Built-in oven, induction hob with extractor over, plumbing for a washing machine and space for a fridge/freezer. Front aspect window, and side entrance door.



INNER HALLWAY

With access to the loft (housing the gas combi boiler).

LOUNGE

18'10" x 9'10" (5.76 x 3.02)

A bay fronted lounge with plantation shutters, and granite fireplace inset with a coal effect gas fire.

BATHROOM

6'7" x 6'0" (2.01 x 1.85)

Fitted with a modern vanity sink unit, wc, and shower enclosure. Heated towel rail. Obscure glazed window with plantation shutters.

BEDROOM 1

13'1" x 9'11" (4.00 x 3.03)

Master bedroom to rear aspect.



BEDROOM 2/REAR SITTING ROOM

9'11" x 9'10" (3.03 x 3.02)

A versatile room with patio doors opening into the conservatory.

CONSERVATORY

10'9" x 10'9" (3.30 x 3.30)

Additional living space overlooking the rear garden.

OUTSIDE

The property is set on an open plan corner position with driveway and garden laid to paving and gravelled stone. There is an enclosed courtyard style garden to the side and rear.

GARAGE

A single garage with new electric operated door.

TENURE

FREEHOLD

COUNCIL TAX BAND

B





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 inaccuracy. The floorplan is intended for guidance purposes only and is not to scale. Prospective purchasers should make their own arrangements to verify the details given.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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