



4 Chestnut Road, Waltham, North East Lincolnshire, DN37 0DP
£240,000

Key Features:

- Extended Three Bedroom Detached Bungalow
- Highly Regarded Village Location
- Generous Corner Plot with Wrap Around Gardens
- Spacious & Versatile Accommodation
- Two Reception Rooms & Sun Room
- Family Bath/Shower Room
- Ample Driveway Parking & Detached Garage
- No Forward Chain

Occupying a generous corner position within a highly regarded residential area of Waltham, this extended three bedroom detached bungalow offers spacious and versatile accommodation, complemented by wrap around gardens, ample driveway parking, and a detached garage.

Situated just off Barnoldby Road, the property is within easy reach of a wide range of local amenities, popular schools and transport links, and is a short distance from Grimsby town centre and the seafront at Cleethorpes.

Well maintained, the accommodation is arranged around a central entrance hall and includes a spacious lounge with log burning stove, fitted kitchen with adjoining dining room and a sun room providing additional living space. There are three bedrooms comprising two doubles and a single, together with a family bathroom which includes both a bath and separate shower enclosure.

Externally, the bungalow features lawned gardens extending around the property, providing an attractive and secluded outdoor space. Driveway parking is available to both the front and rear, with the rear driveway leading to a detached garage. Disabled access to rear of property.

Combining generous accommodation, excellent outdoor space and an enviable village location, this detached bungalow presents a wonderful opportunity for a wide range of purchasers ...Viewing highly recommended.



LOUNGE

15'10" x 11'3" (4.83 x 3.44)

KITCHEN

10'4" x 10'4" (3.16 x 3.16)

DINING ROOM

12'9" x 11'11" (3.89 x 3.64)

SUNROOM

9'6" x 9'6" (2.90 x 2.90)

BEDROOM 1

11'7" x 10'5" (3.55 x 3.18)

BEDROOM 2

11'4" x 10'0" (3.46 x 3.07)

BEDROOM 3

8'10" x 8'2" (2.70 x 2.50)

GARAGE

9'6" x 9'3" (2.90 x 2.84)


TENURE

FREEHOLD

COUNCIL TAX BAND

C



| Energy Efficiency Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (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

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

