



3 Baron Avenue, New Waltham, North East Lincolnshire, DN36 4NF
£190,000

Key Features:

- Three Bedroom Dormer Bungalow
- Quiet Cul De Sac Location in Popular New Waltham
- Flexible Accommodation Over Two Floors
- Excellent Storage Throughout
- Useful Walk-In Loft
- Ample Driveway Parking
- Two Log-Style Garden Cabins
- Private West Facing Rear Garden

Occupying a quiet cul de sac position within the popular village of New Waltham, this three bedroom semi detached dormer bungalow offers flexible accommodation and generous outdoor space, making it an appealing home for a variety of purchasers. The property is conveniently positioned close to local amenities and well regarded schools, and is within a short drive of both Grimsby town centre and Cleethorpes seafront.

The accommodation is entered via a side entrance hall and comprises a bay fronted lounge, kitchen, bathroom, and two ground floor double bedrooms. The front facing bedroom benefits from a large range of newly fitted bespoke wardrobes and storage cabinets, whilst the rear bedroom offers flexibility to be used as a dining room. To the first floor is a further double bedroom, and a fully insulated walk-in loft providing excellent storage space and potential for further conversion.

Externally, the property stands within good-sized gardens with ample driveway parking. Secure timber gates provide access to additional parking, ideal for a caravan or motorhome, and the private west facing rear garden has recently benefited from new boundary fencing.

Enhancing the versatility of the property are two recently installed log-style cabins located within the rear garden. One provides useful workshop or storage space, whilst the second serves as a summer house.



LOUNGE

18'6" x 11'4" (5.64 x 3.46)

KITCHEN

11'2" x 8'7" (3.41 x 2.63)

BEDROOM 1

10'11" x 10'6" (3.35 x 3.21)

BEDROOM 2

10'8" x 8'11" (3.26 x 2.73)

BATHROOM

7'0" x 6'5" (2.14 x 1.96)

FIRST FLOOR

BEDROOM 3

12'0" x 10'4" (3.67 x 3.15)

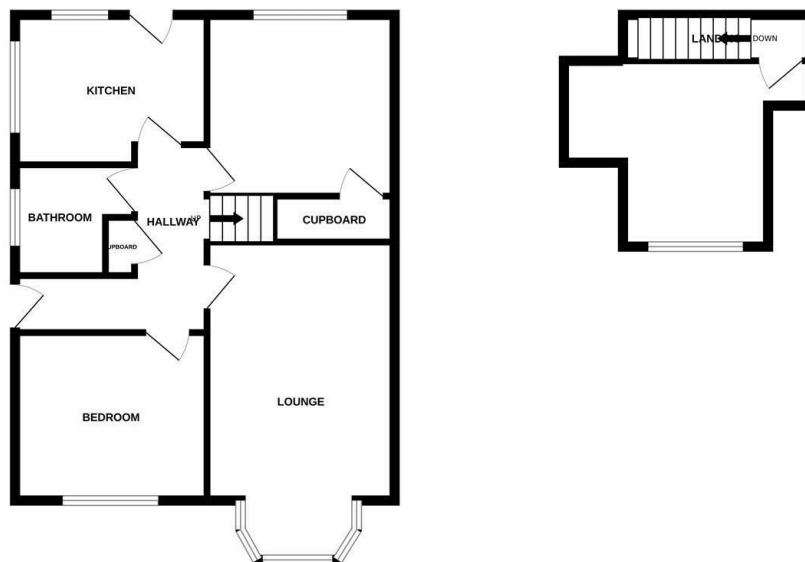
COUNCIL TAX BAND

B

TENURE

Feehold





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 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

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