ARGYLE
ESTATE AGENTS

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

31 Sea View Street, Cleethorpes, North East Lincolnshire, DN35 8EU Tel: 01472 603929

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. Open to sensible offers.

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)

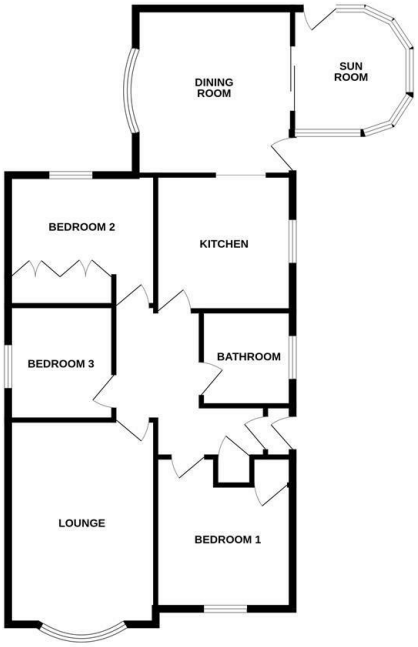
BEDROOM 3
8'10" x 8'2" (2.70 x 2.50)

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

TENURE
FREEHOLD

COUNCIL TAX BAND
C

GROUND FLOOR
976 sq.ft. (90.7 sq.m.) approx.



TOTAL FLOOR AREA : 976 sq.ft. (90.7 sq.m.) approx.

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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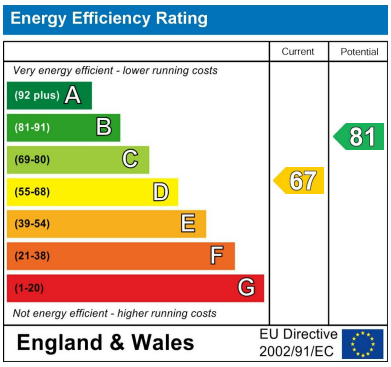

Viewing

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 confirrmed 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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