



15 Coltsfoot Drive, Waltham, DN37 0XL
£280,000

Key Features:

- Four Bedroom Detached Home
- Popular Village location
- Spacious Open Plan Living Kitchen
- Separate Lounge
- Four Double Bedrooms
- Main Bedroom with En Suite & Dressing Room
- Second Floor Bedroom/En Suite
- Private Rear Garden
- Driveway Parking & Detached Garage

Immaculately presented throughout, this four bedroom detached home has been transformed in recent years to create a stylish and highly versatile family property within a popular residential area of Waltham.

The ground floor is centred around an impressive open plan living/dining kitchen, providing a spacious and sociable setting for everyday family life. The modern kitchen features a central island and integrated appliances including twin ovens, an induction hob and dishwasher, while a multi fuel stove adds a further focal point to the room. French doors open from the living area onto the rear garden. An adjoining utility room provides additional storage and space for laundry appliances.

A separate lounge offers a more relaxed setting and features a striking media wall with chimney breast and fitted alcove storage cupboards. The entrance hall has a useful coat and shoe cupboard, together with access to the cloakroom/WC.

On the first floor are three double bedrooms, including the main bedroom with its own dressing room and en suite shower room. The smart family bathroom is fitted with a vanity unit and bath with shower over.

The second floor has been converted to create a spacious fourth bedroom with an open plan en suite area featuring a freestanding bath.

Outside, the private rear garden provides a pleasant setting for outdoor seating and entertaining. To the front is driveway parking, continuing along the side of the property to the detached garage.

Set within a quiet cul de sac in this popular area of Waltham, the property is well placed for village amenities and schools.



LOUNGE

16'11" x 11'0" (5.16 x 3.37)

LIVING/DINING KITCHEN

18'6" x 17'7" (5.65 x 5.36)

UTILITY ROOM

7'5" x 6'7" (2.28 x 2.01)

CLOAKROOM

5'10" x 3'6" (1.80 x 1.08)

FIRST FLOOR**BEDROOM 1**

11'3" x 8'10" (3.45 x 2.70)

DRESSING ROOM

6'11" x 6'2" (2.12 x 1.90)

EN - SUITE

6'11" x 4'9" (2.12 x 1.45)

BEDROOM 2

10'0" x 9'1" (3.06 x 2.79)

BEDROOM 3

9'1" x 9'1" (2.78 x 2.77)

FAMILY BATHROOM

6'8" x 5'6" (2.05 x 1.70)

SECOND FLOOR**BEDROOM 4/ EN - SUITE**

16'4" x 15'2" (5.00 x 4.63)

GARAGE

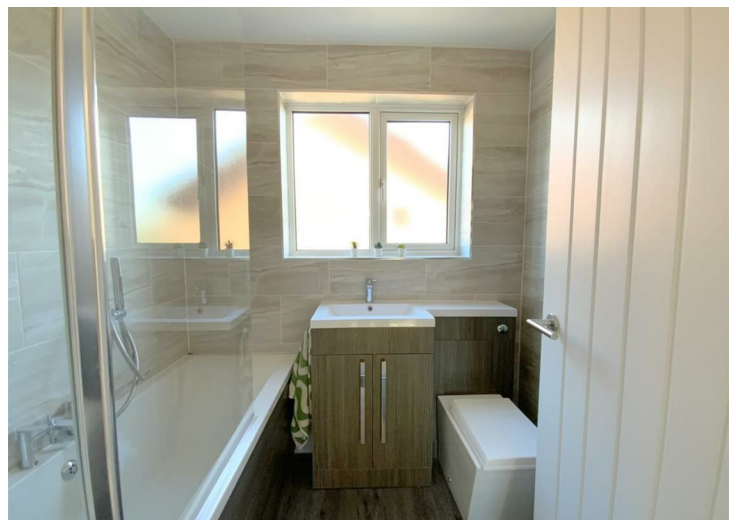
16'4" x 8'3" (5.00 x 2.52)

TENURE

FREEHOLD

COUNCIL TAX BAND

C

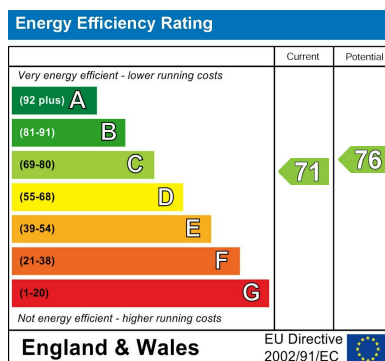




TOTAL FLOOR AREA : 1578 sq.ft. (146.6 sq.m.) approx.

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 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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