



43 Woodhall Drive, Waltham, North East Lincolnshire, DN37 0UW
£175,000

Key Features:

- Three Bedroom Semi Detached Home
- Well Regarded Village Location
- Ideal First Time Buy/Family Home
- Popular School Catchment
- Good Sized Rear Garden
- Ample Off Road Parking
- No Forward Chain

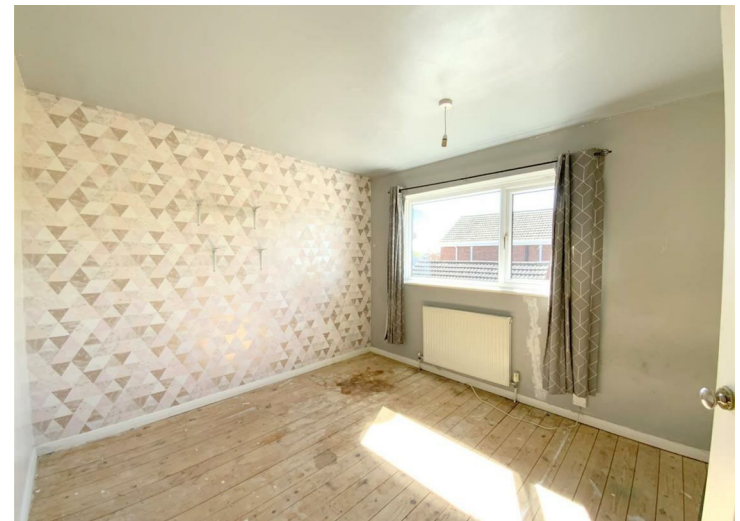
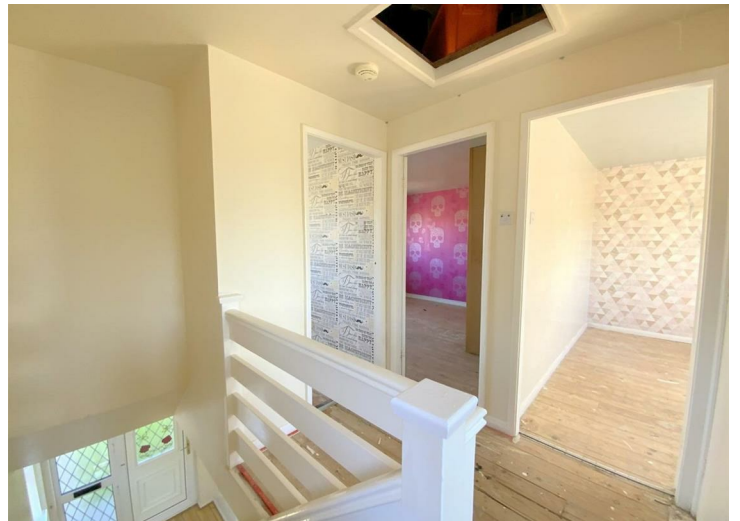
A three bedroom semi detached home offering excellent potential, situated in this well regarded residential area of Waltham.

Ideal for families and first time buyers, the property is conveniently positioned within easy reach of local amenities and popular schools, including a newly opened primary school nearby.

The ground floor features a spacious and flowing layout, comprising an entrance hall, front aspect lounge and an open plan kitchen/dining room, creating a sociable and practical living space, together with a downstairs cloak/WC. To the first floor are three bedrooms and a bathroom.

Externally the property benefits from a good sized rear garden, driveway parking to the front, and a lean-to at the side providing useful storage space.

Offered for sale with No Forward Chain.



ENTRANCE HALL

With a side aspect window and staircase leading to the first floor.

LOUNGE

12'7" x 12'3" (3.84 x 3.75)

A front aspect lounge with fireplace incorporating a gas fire, and French doors opening into the kitchen/dining room.

KITCHEN

11'4" x 9'4" (3.46 x 2.86)

Fitted with a range of gloss-fronted units, breakfast bar, built-in oven, gas hob, and space for further appliances.

DINING ROOM

9'9" x 8'9" (2.98 x 2.67)

Open plan to the kitchen and having access onto the rear garden.

CLOAKROOM/WC

5'9" x 2'4" (1.77 x 0.73)

Fitted with a hand basin and WC.

FIRST FLOOR LANDING

With a side aspect window and access to the loft.

BEDROOM 1

12'3" x 10'8" (3.74 x 3.26)

Front aspect bedroom with fitted wardrobes.

BEDROOM 2

10'8" x 9'8" (3.26 x 2.97)

Rear aspect bedroom.

BEDROOM 3

8'10" x 7'8" (2.70 x 2.34)

Front aspect bedroom.

BATHROOM

7'6" x 5'3" (2.30 x 1.62)

Fitted with a traditional style suite comprising a pedestal basin, WC, and bath with shower mixer.


TENURE

Freehold

COUNCIL TAX BAND

B



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

