

ARGYLE

ESTATE AGENTS



83 Peaks Lane, New Waltham DN36 4LZ
Chain Free £425,000

Key Features:

- Individual Four Bedroom Detached Bungalow
- Private Tucked Away Position
- Generous Family Accommodation & Gardens
- Open Plan Kitchen/Dining/Living
- Four Double Bedrooms
- Master Bedroom With En-Suite
- Garden Room - An Ideal Home Office/Leisure Room
- Ample Parking
- Highly Regarded School Catchment

Offering excellent family living, an individual Four Bedroom Detached Bungalow occupying a very private position off Peaks Lane, in this established area of New Waltham. Extended in recent years, the accommodation features a spacious Open Plan Kitchen/Dining/Living Room providing a superb family hub featuring a bespoke fitted kitchen and log burning stove. Further accommodation includes Four Double Bedrooms, well appointed Family Bathroom and En-Suite Shower Room, Utility Room, and Snug. Set on a generous plot with ample parking, the rear garden features a newly built Garden Room providing ideal 'work from home' space or a gym/leisure room. A lovely family home... Viewing Highly Recommended.



ENTRANCE HALL

Front entrance to the property with engineered oak laid floor. Leading to:-

MASTER BEDROOM

3.56 X 3.12 (11'8" X 10'3")

With double glazed window to front aspect and radiator.

EN SUITE SHOWER ROOM

3.15 X 1.56 (10'4" X 5'1")

Equipped with a large shower enclosure, vanity sink unit and a concealed cistern w.c. Heated towel rail, and an obscure glazed window to the rear.

UTILITY ROOM

2.15 X 2.04 (7'1" X 6'8")

Providing fitted storage units, and solid wood worktop incorporating a Belfast sink. Plumbing for a washing machine. Continued wood flooring, and a stable style door leading to the rear garden.

DINING KITCHEN

6.75 X 5.04 (22'2" X 16'6")

Undoubtedly the hub of the home, a bespoke fitted kitchen providing a large range of hand painted units and solid wood work surfaces incorporating a ceramic sink. Central island providing further storage with a black granite top. Appliances include a range cooker with extractor over, integrated dishwasher, and space for a fridge/freezer. Tiled floor, dual aspect windows, and radiator to dining area. Open plan to:-

LIVING ROOM

7.26 X 3.57 (23'10" X 11'9")

With feature fireplace incorporating a log burner, wood flooring, dual aspect windows and french doors to the garden.

INNER HALL LEADING TO:-

SNUG

3.62 X 3.11 (11'11" X 10'2")

A versatile room with access to the rear garden, and radiator

BEDROOM TWO

4.70 X 3.64 (15'5" X 11'11")

With double glazed window to front aspect, and radiator.

BEDROOM THREE

3.32 X 2.89 (10'11" X 9'6")

With double glazed bow window to rear aspect, and radiator.

BEDROOM FOUR

3.70 X 3.35 (12'2" X 11'0")

With double glazed bow window to front aspect, and radiator.

FAMILY BATHROOM

2.50 X 2.16 (8'2" X 7'1")

Fully tiled incorporating a spacious shower, freestanding oval bath, wash basin, and w.c. Heated towel rail, and an obscure glazed window to the rear.

OUTSIDE

Accessed via a long shared driveway approach leading off Peaks Lane, the bungalow has a spacious gravelled frontage providing ample parking and with gated access to the rear. The rear garden offers generous outdoor family and entertaining space, being mainly laid to lawn with a paved patio area. Shed and summer house/store.

GARDEN ROOM

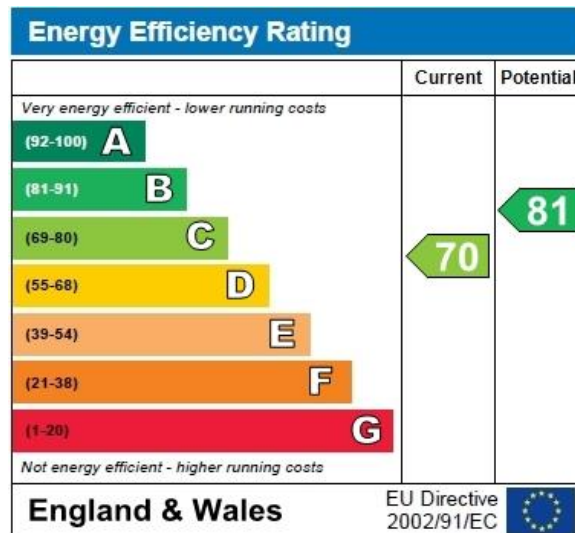
6.82 X 5.34 (22'5" X 17'6")

A new addition to the property, a versatile garden room ideal as a home office, or gym/leisure room. With timber clad exterior, internal electric sockets and lighting.

TENURE

Freehold





VIEWINGS

By Appointment Only

TENURE

We are advised by the vendor that the property is: Freehold 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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