



33 Peaks Avenue, New Waltham, North East Lincolnshire, DN36 4LN
£365,000

Key Features:

- Three Bedroom Detached Property
- Ideal For A Multiple Generational Family
- Generous Corner Plot
- Separate Self-Contained Accommodation
- Ample Off Road Parking
- Detached Double Garage
- Wrap Around Gardens
- Excellent School Catchment

Occupying a generous corner position in this popular area of New Waltham, an opportunity to acquire a spacious detached property offering versatile accommodation which will appeal to those seeking a home suitable for multi-generational living. Effectively two homes in one as it has an annexe section providing independent living space ideal for elderly parents etc.

This unique property stands on a large corner plot in well maintained wrap around gardens, the majority of lawned garden being to the front, with a spacious paved area to the rear and a large detached garage which can be accessed via the front or side driveway.

The main property comprises; a front entrance porch, entrance hall, L-shaped lounge/dining room, a further reception room, kitchen and a cloaks/wc. To the first floor a spacious landing leads to two double bedrooms and a four-piece family bathroom.

The separate self-contained accommodation can be accessed through the main kitchen or independently from the rear of the property.

Comprising; kitchen, inner hallway, one bedroom and a modern bath/shower room. New Boiler Fitted.



ENTRANCE HALL

Accessed via a front entrance porch.
Leading to all accommodation and staircase to the first floor.

CLOAKS/WC

5'9" x 5'8" (1.76 x 1.74)
Fitted with a vanity sink unit and wc. Side aspect window.

LOUNGE/DINING ROOM

22'8" x 18'8" (6.91 x 5.70)
L-Shaped Measurements
A spacious L-shaped room with two front aspect windows and a Louis style fireplace incorporating an electric fire. Dining area with sliding patio doors to the side.

SECOND RECEPTION ROOM

11'1" x 8'11" (3.40 x 2.72)
A versatile room with a side aspect window.

KITCHEN

12'8" x 10'7" (3.88 x 3.25)
Fitted with base and wall mounted units and work surfaces incorporating a breakfast bar. Integrated fridge/freezer, and space for further appliances. Side aspect window, and access to the side of the property.

FIRST FLOOR LANDING

20'7" x 7'9" (6.29 x 2.38)
Spacious landing area with two velux windows, built-in airing cupboard, and useful eaves storage.

BEDROOM 1

15'11" x 14'9" (4.87 x 4.52)
Master bedroom to rear aspect, featuring a full wall of built-in wardrobes with modern sliding doors.

BEDROOM 2

15'10" x 11'10" (4.85 x 3.62)
A second double bedroom, to front aspect, with a full wall of modern built-in wardrobes.

BATHROOM

14'11" x 7'0" (4.55 x 2.15)
Fitted with a modern suite comprising a panelled bath, large shower enclosure, and fitted storage incorporating a wash basin and wc. Two velux windows.

ANNEXE SECTION

LOUNGE

11'8" x 11'7" (3.58 x 3.54)
A rear aspect lounge with electric fireplace.

KITCHEN

10'7" x 6'8" (3.23 x 2.05)
Fitted with cream shaker style units, gas hob, and space for further appliances. Base unit housing the gas central heating boiler. Side aspect window and access to the rear of the property.

BEDROOM

9'4" x 7'6" (2.85 x 2.29)
A double bedroom to rear aspect.

BATHROOM

8'11" x 7'8" (2.72 x 2.34)
A modern bathroom installed in 2022, comprising a panelled bath, shower enclosure, and fitted storage incorporating a wash basin and wc. Heated towel rail, airing cupboard, and a side aspect window.

OUTSIDE

Situated on the corner of Kenford Court, the front of the property is set well back featuring an extensive area of lawn. The gardens extend to the side and rear to include further lawn, established beds/borders and a spacious paved area for patio use or additional parking. Outbuildings include a greenhouse and three sheds located to the rear of the garage.

GARAGE

19'0" x 17'6" (5.80 x 5.34)
Accessed via both the front and side driveway, a detached brick garage with electric front door, side access door, and power/light.

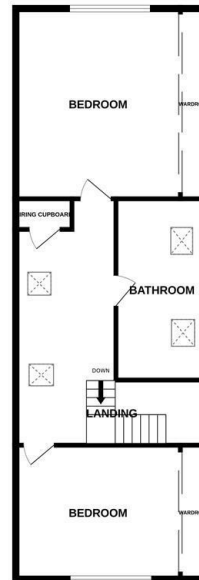
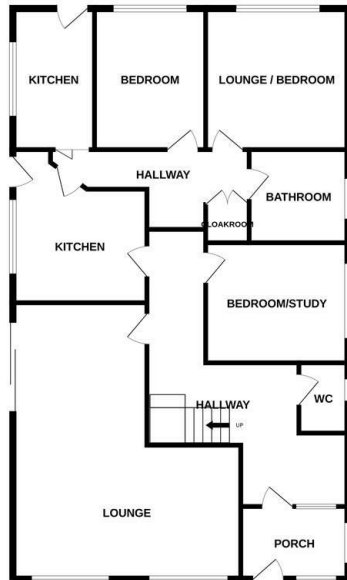
TENURE

FREEHOLD

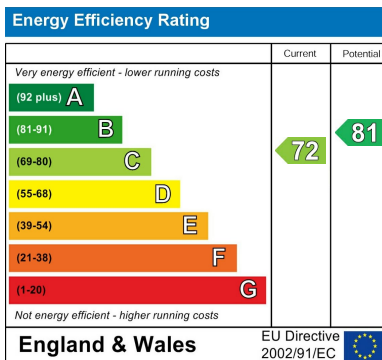
COUNCIL TAX BAND

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, sections, heights and any other items are approximate and no responsibility is taken for any errors, 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. Made with Hozonpro ©2023



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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