



11 Lindisfarne Avenue, New Waltham, North East Lincolnshire, DN36 4QB
£254,000

Key Features:

- Immaculate Three Bedroom Detached Bungalow
- Quiet Cul De Sac Position
- Versatile Accommodation With Three Double Bedrooms
- Modern Kitchen & Shower Room
- Spacious Living Room
- Attractive Low Maintenance Gardens
- Driveway & Detached Garage

Immaculately presented three bedroom detached bungalow occupying a pleasant cul de sac position in this popular area of New Waltham, well placed for local shops and amenities. The property has undergone an excellent scheme of refurbishment carried out by the current owners, providing a ready to move into home, set in well maintained attractive gardens with driveway and a detached garage.

The accommodation offers; a side entrance hall, spacious living room, modern fitted breakfast kitchen, shower room, inner hallway and three double bedrooms - one of which could be used as a separate dining room. A superb opportunity...Viewing Highly Recommended.



ENTRANCE HALLWAY

Accessed via the side of the property. With access to bedroom 3 and the living room.

BEDROOM 3

9'0" x 8'11" (2.75 x 2.74)

A third double bedroom to front aspect.

LIVING ROOM

20'2" x 12'10" (6.16 x 3.93)

A well proportioned living room to front aspect, with further side window, and fireplace incorporating a coal effect electric fire.

INNER HALLWAY

With a built-in storage/airing cupboard and access to the loft via a drop down ladder.

KITCHEN

16'4" x 9'10" (4.98 x 3.00)

A well appointed kitchen featuring modern grey shaker style units and contrasting work surfaces incorporating a 1.5 sink/drain. Built-in electric double oven and hob with extractor over, integrated dishwasher, plumbing for a washing machine and space for an American style fridge/freezer. Wall mounted Baxi combination gas central heating boiler. Space for a small dining table. Side aspect window and access to the side of the property.

BEDROOM 1

13'2" x 11'0" (4.03 x 3.36)

Master bedroom to rear aspect.

BEDROOM 2/DINING ROOM

11'0" x 9'5" (3.36 x 2.88)

A versatile room with French doors opening onto the rear garden

SHOWER ROOM

8'6" x 6'3" (2.60 x 1.93)

A modern fitted shower room comprising a quadrant shower enclosure, pedestal basin and wc. Fitted storage units. Heated towel rail. Obscure glazed window to side aspect.

OUTSIDE

The property stands in low maintenance gravelled laid gardens featuring attractive beds/borders to both the front and rear. The driveway leads through wrought iron gates to the detached garage.

GARAGE

A detached brick garage with an up and over door, side window and power/light.

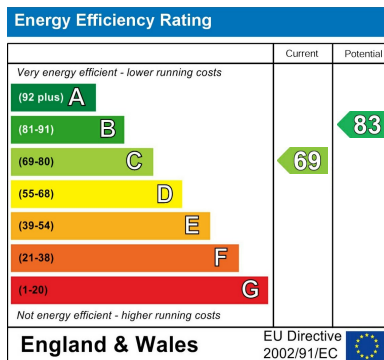
COUNCIL TAX BAND

C

TENURE

FREEHOLD





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

