



232 Station Road, New Waltham, North East Lincolnshire, DN36 4PH
£300,000

Key Features:

- Substantial Detached Dormer Bungalow
- Flexible FOUR Bedroom Accommodation
- Large Plot Offering Superb Potential
- Two Reception Rooms
- Three Bath/Shower Rooms
- Ample Off Road Parking
- Detached Garage
- Generous Lawned Gardens
- Popular School Catchment
- No Forward Chain

An individual four bedroom/three bathroom detached bungalow occupying a generous plot in the sought after village of New Waltham.

Offering superb potential for improvement and expansion, the property has all the makings of a perfect family home boasting fabulous outdoor space and situated within close proximity of popular primary and secondary schools. The property features an excellent range of spacious and well proportioned accommodation, comprising to the ground floor:- entrance porch, hallway, lounge, kitchen diner, separate dining room, utility, main bedroom, bathroom and a wet room. Moving up to the first floor are three further double bedrooms and a shower room. Set in mainly lawned gardens with driveway and detached garage. Viewing Highly Recommended...Offered for sale with No Forward Chain.



ENTRANCE PORCH

Entered via the side of the property, giving access to:-

HALLWAY

12'11" x 12'5" (3.95 x 3.80)

With staircase to the first floor accommodation. CLOAKROOM leading off providing fitted storage cupboards.

LOUNGE

18'11" x 13'11" (5.77 x 4.26)

Overlooking the front of the property, with two additional side aspect windows. Brick fireplace incorporating a coal effect gas fire

KITCHEN DINER

13'8" x 12'2" (4.19 x 3.73)

Fitted with a range of wall and base units, work surfaces incorporating a stainless steel sink, peninsula breakfast bar, built-in oven/grill, five ring gas hob and space for a fridge/freezer. Front and side aspect windows.

DINING ROOM

13'9" x 12'4" (4.21 x 3.76)

With patio doors opening onto the rear garden.

UTILITY

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

Side entrance to the property, providing plumbing for a washing machine and dryer space. Fitted storage cupboard.

BATHROOM

7'10" x 5'9" (2.40 x 1.77)

Fitted with a panelled bath, pedestal basin, and wc. Heated towel rail. Opaque side aspect window.

WET ROOM

7'10" x 3'10" (2.40 x 1.17)

Fitted with an electric shower, hand basin and wc. Built-in storage cupboard. Opaque side aspect window.

BEDROOM 1

13'11" x 13'10" (4.26 x 4.23)

To rear aspect.

FIRST FLOOR LANDING

With access to eaves storage space, and leading to three further double bedrooms.

BEDROOM 2

13'6" x 12'11" (4.14 x 3.95)

To rear aspect, with fitted sink unit.

BEDROOM 3

15'9" x 8'9" (4.81 x 2.69)

With a velux roof window, and access to eaves storage space.

BEDROOM 4

10'3" x 9'5" (3.13 x 2.89)

With a side aspect window, and access to eaves storage space.

SHOWER ROOM

7'6" x 4'1" (2.31 x 1.25)

Fitted with a shower enclosure, pedestal basin and wc. Velux roof window.

OUTSIDE

The property stands in generous gardens which are mainly laid to well maintained lawn featuring a variety of mature trees and a spacious paved patio area. The driveway continues through double gates leading in turn to the detached brick garage.

TENURE

FREEHOLD

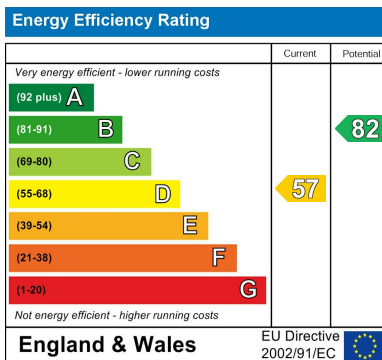
COUNCIL TAX BAND

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While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The names, agencies and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Floorplan 12/04



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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