



5 Archer Road, Waltham, North East Lincolnshire, DN37 0EH
£350,000

Key Features:

- Substantial Four Bedroom Detached Property
- Superb Family Accommodation
- Generously Proportioned Throughout
- Three Reception Rooms
- Dining Kitchen & Utility
- Four Good Sized Bedrooms
- Spacious Family Bathroom
- Ample Off Road Parking
- Detached Garage
- Well Maintained Gardens

A substantial four bedroom detached property offering superb family accommodation in this popular area of Waltham, found just off Barnoldby Road.

Set on a wide plot, this individually designed property is approached by a block paved carriage driveway providing ample parking, with a detached garage, spacious lawn to the side, and courtyard style garden at the rear. Internally, the layout is incredibly versatile, perfect for the growing family and entertaining - featuring a choice of reception rooms on the ground floor and four good sized bedrooms to the first floor.

The accommodation leads off a central entrance hall, and comprises:- a front aspect lounge/games room, living room, rear dining room, dining kitchen, utility and cloaks/wc. The first floor landing gives access to the four double bedrooms and a large family bathroom.

Viewing highly recommended...offered for sale with no forward chain.



ENTRANCE HALL

20'0" x 9'10" (6.12 x 3.02)

Accessed via double entrance doors, a welcoming entrance hall featuring engineered wood flooring. Return staircase with useful storage cupboard beneath.

CLOAKROOM

11'8" x 2'8" (3.56 x 0.82)

Fitted with a wc and hand basin. Obscure glazed window.

LOUNGE/GAMES ROOM

19'10" x 16'4" (6.05 x 5.00)

A generously proportioned room, with a bow window to front aspect and two sets of double doors opening onto the side lawn. Classic style fireplace with floor mounted coal effect gas fire, and continued wood flooring.

LIVING ROOM

15'9" x 13'2" (4.82 x 4.03)

Second reception room with a bow window to front aspect. Feature media wall with tv recess, storage cupboards and modern inset bio ethanol fire.

DINING ROOM

16'4" x 12'2" (5.00 x 3.73)

Providing formal dining space, with bow windows to the side and rear, and continued wood flooring.

DINING KITCHEN

16'2" x 16'2" (4.94 x 4.93)

Fitted with a large range of cream shaker style units and solid wood work surfaces incorporating a double Belfast sink. Including a Rangemaster cooker with extractor over, integrated fridge and freezer. Bow window to rear aspect and further window to the side.

UTILITY ROOM

12'3" x 5'3" (3.75 x 1.62)

Rear entrance to the property, with additional storage units, sink/drain, plumbing for a washing machine and dryer space. Floor mounted gas central heating boiler. Rear aspect windows.

FIRST FLOOR LANDING

Galleried landing with a built-in storage/airing cupboard.

BEDROOM 1

16'1" x 15'1" (4.92 x 4.60)

Master bedroom with fitted wardrobes and matching drawer units. Front and side aspect windows.

BEDROOM 2

14'11" x 14'10" (4.57 x 4.53)

With fitted wardrobes. Front and side aspect windows.

BEDROOM 3

14'10" x 12'0" (4.53 x 3.66)

With fitted wardrobes and access to eaves storage. Side aspect window.

BEDROOM 4/STUDY

13'9" x 9'11" (4.21 x 3.03)

With a front aspect window, and access to the loft.

BATHROOM

14'11" x 10'5" (4.57 x 3.19)

Fitted with a large shower enclosure, corner whirlpool bath, wc and wash basin. Large range of fitted storage. Heated towel rail. Side aspect window.

OUTSIDE

Set in well maintained gardens the property is approached by a block paved in/out driveway, with front lawn and access to the detached brick garage. To the side is a private area of lawn with privacy hedging to the boundary, and to the rear a paved courtyard style garden and terrace with low maintenance composite decking.

GARAGE

19'3" x 12'4" (5.89 x 3.76)

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

TENURE

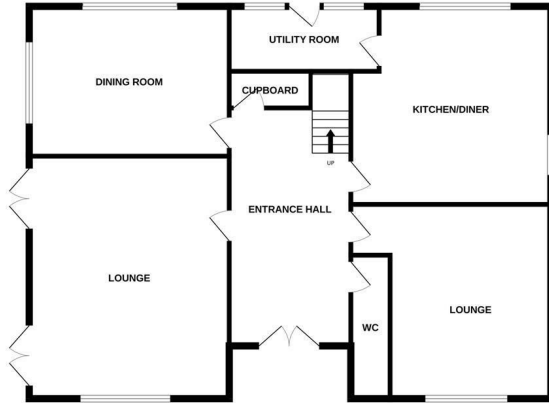
FREEHOLD

COUNCIL TAX BAND

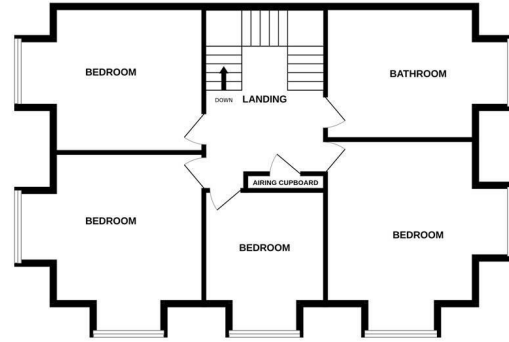
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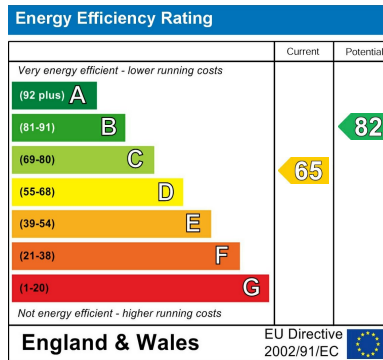
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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.
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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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