



113 High Street, Waltham, North East Lincolnshire, DN37 0PN
£220,000

Key Features:

- Traditional Three Bedroom Semi Detached Property
- Highly Regarded Village Location
- Close To Popular Schools
- New Bathroom
- Excellent Scope For Further Modernisation
- Spacious Living/Dining Room
- Generous Gardens
- Ample Driveway Parking & Detached Garage

Ideally located on the picturesque High Street in Waltham is this attractive three bedroom semi detached home. Situated within short walking distance of all local amenities within the village and catchment of highly popular schools.

The accommodation comprises; entrance porch, hallway, a very spacious dual aspect living/dining room, kitchen and lean-to conservatory. Arranged off the first floor landing are three bedrooms and a newly fitted bathroom. The property offers excellent scope for further modernisation, and potential to extend at the rear STPP. Set in good sized gardens, with detached garage and lengthy driveway providing ample parking. Viewing Highly Recommended.



ENTRANCE HALL

Accessed via a front entrance porch opening into the hallway. With staircase leading to the first floor accommodation.

LIVING/DINING ROOM

28'9" x 14'3" (8.77 x 4.35)

Measured at widest point.

A spacious dual aspect room, having a bay window to the front, and double doors opening onto the rear garden. Further side aspect window, and wood effect laminate flooring.

KITCHEN

18'6" x 12'5" (5.65 x 3.79)

L-SHAPED MEASUREMENTS.

An L-shaped kitchen comprising of fitted units, range cooker, plumbing for a washing machine and space for further appliances. Side aspect window.

CONSERVATORY

9'4" x 6'10" (2.85 x 2.09)

A uPVC lean-to conservatory overlooking the rear garden.

FIRST FLOOR LANDING

With access to the loft.

BEDROOM 1

11'7" x 11'4" (3.54 x 3.47)

To front aspect

BEDROOM 2

12'0" x 10'0" (3.68 x 3.05)

To rear aspect, with fitted wardrobes housing the gas central heating boiler.

BEDROOM 3

9'10" x 6'10" (3.00 x 2.10)

To front aspect.

BATHROOM

7'4" x 6'2" (2.24 x 1.88)

A newly installed fully tiled bathroom featuring a vanity sink unit, wc, and panelled bath with overhead shower. Illuminated wall mirror. Obscure glazed window.

OUTSIDE

The property sits in good sized lawned gardens, set well back from the road to the front with a long driveway providing ample parking. Detached garage located at the rear.

TENURE

FREEHOLD


COUNCILL TAX BAND

C





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other details 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 layout, fixtures and fittings shown here are not guaranteed and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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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