



157 Waltham Road, Scartho, North East Lincolnshire, DN33 2NG
£330,000

Key Features:

- Traditional Semi Detached Family Home
- Highly Regarded Village Location
- Three Double Bedrooms
- Spacious Lounge
- Open Plan Living/Dining Kitchen
- Downstairs Shower Room/WC
- Modern Family Bathroom
- Generously Sized Rear Garden
- Versatile Garden Room/Bar
- Ample Driveway Parking & Garage

Behind its traditional exterior sits this deceptively spacious semi-detached home, offering a stylish, contemporary interior throughout. The ground floor features a spacious front aspect lounge with a modern media wall, creating a striking focal point for the room. To the rear is an impressive open plan living, dining and kitchen area that opens onto the garden, providing ideal everyday living and entertaining space. A convenient downstairs shower room/WC adds practicality, while the first floor offers a modern family bathroom and three good sized double bedrooms, including the main bedroom with its own walk-in wardrobe. Occupying a large plot, the home boasts a generously sized lawned rear garden, enhanced by a versatile garden room currently used as a bar and entertainment space - perfect for hosting family and friends. Additional benefits include a garage, a large shed for storage, and a spacious driveway providing ample parking. Located in this highly regarded residential area of Scartho, this superb property is ideally placed for easy access to local amenities and popular primary and secondary schools, making it an excellent choice for families.



ENTRANCE HALL

Accessed via the side of the property, with two useful storage cupboards, and staircase leading to the first floor.

LOUNGE

18'9" x 14'9" (5.72 x 4.51)

A well-proportioned room to front aspect, featuring a modern media wall incorporating an electric fire.

LIVING/DINING KITCHEN

26'2" x 15'10" (7.98 x 4.85)

An extended area designed for modern family life, with French doors opening onto the patio area. Includes a range of wall and base units, worktops incorporating a ceramic sink, integrated dishwasher, recess for a range cooker, a breakfast bar island, and laundry cupboard.

SHOWER ROOM/WC

7'9" x 2'6" (2.37 x 0.77)

A fully tiled wet room with shower and WC.

FIRST FLOOR LANDING

With access to the loft.

BEDROOM 1

15'10" x 11'8" (4.83 x 3.57)

To front aspect, with walk-in wardrobe.

BEDROOM 2

15'10" x 8'0" (4.83 x 2.45)

A second double bedroom, overlooking the rear garden.

BEDROOM 3

12'7" x 6'9" (3.84 x 2.07)

A further double bedroom, with a side aspect window.

BATHROOM

7'1" x 5'6" (2.18 x 1.70)

Fitted with a panelled bath, WC, heated towel rail, and vanity unit with illuminated/Bluetooth mirror over.

GARDEN ROOM

21'5" x 17'10" (6.53 x 5.44)

OUTSIDE

The property offers a mix of social, functional, and private outdoor spaces, making the garden a true highlight of the property, combining both lawn and dual aspect patio areas for versatile outdoor living. A secluded corner of the garden provides an especially private retreat, featuring an additional patio and the garden room, currently used as a bar and entertainment space - perfect for socialising or relaxing away from the main garden.

To the front, the property is approached by a spacious gravelled driveway providing off road parking for several vehicles, access to the garage, and an EV charger.

GARAGE

17'10" x 8'11" (5.45 x 2.73)

TENURE

Freehold

COUNCIL TAX BAND

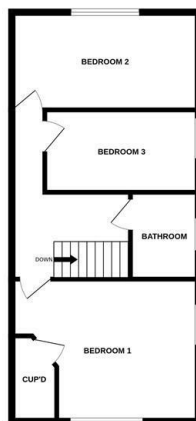
C



GROUND FLOOR
764 sq.ft. (71.0 sq.m.) approx.

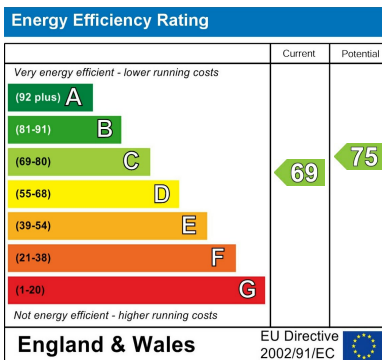


1ST FLOOR
516 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA: 1280 sq.ft. (119.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 floorplan 12/25.



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

rightmove
find your happy

onTheMarket.com

f Find us on
facebook

twitter

The Property Ombudsman

naei | propertymark
PROTECTED

31 Sea View Street, Cleethorpes, North East Lincolnshire, DN35 8EU Tel: 01472 603929