



Atkinsons Lane, Waltham, Grimsby, DN37 0HL

**FOR SALE - £235,000**

**CanTERS**  
Chartered Surveyors

A superb refurbished **TWO BEDROOM EXTENDED SEMI DETACHED HOUSE** situated within a cul-de-sac position within the much sought after and highly regarded village of Waltham. Atkinsons Lane can be found off Mill View and is conveniently positioned for the wide variety of amenities and facilities within the village including local shops, convenience stores, public houses, Waltham Windmill Golf Club and not far from both primary and secondary schools.

The accommodation has been subject to a recent scheme of updating by the present vendors and has been significantly enhanced by way of a refitted kitchen, central heating boiler, including radiators to the majority of the rooms together with a number of electrical upgrades. There has also been redecoration throughout together with new internal doors and landscaping of the gardens. The accommodation over two floors briefly comprises; Entrance Hall, Sitting Room, Dining Room, Kitchen, Day Room and Cloakroom. To the first floor are two Bedrooms and a Shower Room.

**Hallway** With composite part double glazed and leaded entrance door. Coving to the ceiling, wood effect laminate flooring and a spindled staircase leading to the first-floor accommodation.

**Cloakroom** With modern white suite comprising; low flush WC and wall hung basin with mixer tap and splashback tiling. Window to side aspect.

**Sitting Room** 4.39m x 3.92m This lovely room, found to the front of the property, having a feature marble fireplace with electric fire. Coving to the ceiling and wood effect laminate flooring which continues through into the Dining Room.

**Dining Room** 2.88m x 2.81m With coving to the ceiling and two uPVC double glazed doors which open out to the rear garden.

**Kitchen** 3.02m x 2.88m Well fitted with a range of shaker style wall cabinets and base units with contrasting wood effect worktops and matching upstands. Built in oven, four ring induction hob with extractor over and ceramic sink unit with mixer tap. Integrated fridge/freezer and splashback tiling. Wood effect laminate flooring, coving to the ceiling and a window overlooking the rear garden.

**Side Lobby** With composite entrance door and providing access to the utility cupboard with plumbing for a washing machine, fitted worktop and shelves.

**Day Room** 3.45m x 3.45m Situated to the rear of the property, overlooking the rear garden and having wood effect laminate flooring, coving to the ceiling and two uPVC double glazed doors.

**First Floor Landing** With loft access and useful storage cupboard.

**Bedroom 1** 5.34m (to wardrobes) x 2.56m Having a range of fitted Haagensen wardrobes and two windows overlooking the garden.

**Bedroom 2** 3.70m max x 3.07m max L-shaped with wood effect laminate flooring and a window to the front aspect.

**Shower Room** With suite comprising walk-in shower with glass screen and a combination rainfall shower and separate handheld attachment. Low flush WC and vanity style wash hand basin with mixer tap over. Tiling to both the walls and floors and a wall mounted chrome towel rail.

**Outside** The property stands back with two wrought iron gates providing access to the driveway with the front garden being laid to decorative stone together with a border containing a variety of established plants and shrubs. The delightful low maintenance rear garden is laid to decorative stone with an established border and a wide variety of plants, shrubs and Lavendar bushes. There is a Timber Pergola and both paved and decked patios together with an open summerhouse ideal for outside entertaining. A garage is found to the rear of the garden of brick construction with an up and over door, outside lights and tap.

**Tenure** We are verbally advised that the property is freehold and we are awaiting formal confirmation from the vendors solicitor.

**Council Tax Band:** 'B' **NB: This can be reviewed by the Local Authority.**

**EPC Rating:** Awaiting Confirmation

#### **FURTHER INFORMATION AND TO VIEW**

Viewing by appointment only, contact James Chisholm [james@canters.co.uk](mailto:james@canters.co.uk) 01472 356143

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 24/10/2023

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## ADDITIONAL PHOTOS & PLANS



Hallway



Sitting Room



Sitting Room



Dining Room



Kitchen



Day Room

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**ADDITIONAL PHOTOS & PLANS**



**Bedroom 1**



**Bedroom 1**



**Bedroom 2**



**Shower Room**



**Front Garden**



**Rear Garden**

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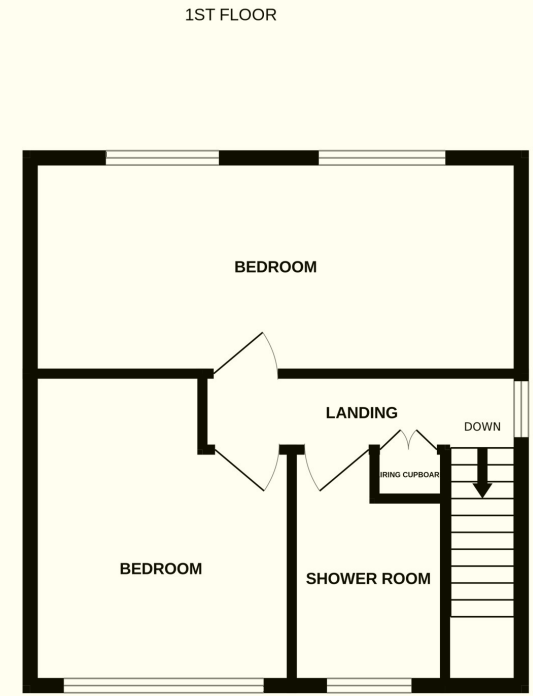
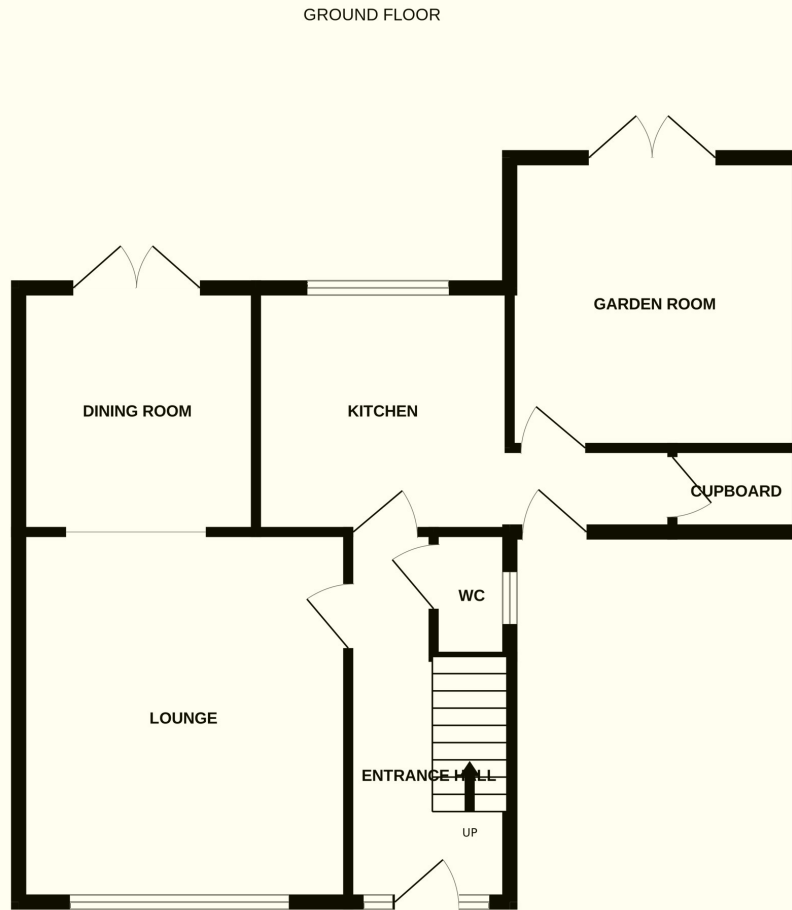
**ADDITIONAL PHOTOS & PLANS**



Rear Garden



Open Summer House



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