



Bridge House, Ings Lane, Waltham, DN37 0HB

**FOR SALE - £750,000**

**CanTERS**

Chartered Surveyors

An exceptional bespoke **FIVE BEDROOM DETACHED RESIDENCE** occupying a generous plot and being favourably situated within the much sought after and desirable village of Waltham. This individual property designed by renowned local architect Rex Critchlow in the 1970s has been further enhanced by the present vendors and offers spacious well-appointed accommodation over two floors and finished to a high specification. The property is constructed in traditional materials of brick construction with part cedar cladding beneath a part pan tile roof.

Bridge House has been cleverly configured to offer open plan living with the accommodation briefly comprising; four reception rooms, home office, five bedrooms, family bathroom, three en-suites and a double garage. This fabulous family home has many notable features including Upvc double glazed windows, gas central heating (being part underfloor), oak engineered internal doors and living room having vaulted ceiling with magnificent, exposed beams and a south westerly facing rear garden.

Waltham is a popular and affluent village on the periphery of Grimsby situated not far from the coastal resort of Cleethorpes and the Lincolnshire Wolds. The village is well serviced, benefiting from an established village centre, incorporating multiple public houses, shops, takeaway restaurants and service providers. Ings Lane is one of the most prestigious addresses within Waltham with the property being found adjacent to Buck Beck and Grove Park.

<b>Entrance Hall</b>	Having oak double glazed doors and matching side lights. This split-level hallway has a travertine tiled floor, three skylights and airing cupboard.
<b>Cloakroom</b>	With suite comprising; concealed cistern WC, vanity style wash hand basin with mixer tap over, travertine tiled floor and part tiled walls. Window to front aspect.
<b>Living Room</b>	7.10m max x 5.36m max. Undoubtedly the focus of this family home is the spacious living room having impressive vaulted ceiling with exposed timber beams. There is a corner fireplace with tiled hearth and chimney breast with oak lintel and separate freestanding cast iron wood burning stove. Feature windows and multiple pendant lights. Doors from the living room lead to both the day room and conservatory steps leading up to the dining room.
<b>Dining Room</b>	4.87m x 3.60m. Pendant lights and a window to the side aspect. A door provides access to the office with Jerusalem limestone floor tiles which continue into the kitchen.
<b>Kitchen</b>	5.57m x 4.70m max. Comprehensively fitted with a range of wall cupboards and base units having contrasting granite worktops, matching upstands and incorporating a stainless steel sink unit with mixer tap over. Matching island unit with inset sink unit and power. Two built-in stainless-steel Neff ovens, Smeg four ring induction hob with Franke stainless steel chimney style extractor hood over. Integrated dishwasher and space for an American style fridge freezer. Upvc double glazed roof lantern with windows to front and side and two Upvc double glazed doors which lead out to the rear garden.
<b>Conservatory</b>	7.00m max x 4.02m max. With Jerusalem limestone floor tiles, inset spotlights to the ceiling and a Upvc double glazed roof lantern. Upvc double glazed window units and double doors which lead out to the rear garden.
<b>Utility Room</b>	3.98m x 2.87m. With window to front aspect and plumbing for a washing machine and dryer. A Upvc double glazed door provides access to the lobby.
<b>Dayroom</b>	This lovely room, which enjoys views of the rear garden, has a travertine tiled floor, mirrored wall and fitted bookshelves. A Upvc double glazed door to the exterior.
<b>Family Bathroom</b>	4.81m x 2.71m. Fitted with modern white Laufen Allesi pottery comprising; free standing bath with both mixer tap and shower attachment over together with a concealed cistern oval wall hung WC. Dansani vanity style wash hand basin with mixer tap together having fitted cupboards and mirrored bathroom cabinet. Walk in shower with both rain head and separate shower attachment. Travertine tiled floor and tiled walls. Wall lights and wall mounted chrome radiator.
<b>Bedroom 2</b>	6.75m x 4.21m. With dual aspect windows and a Upvc double glazed door to the side. Fitted wardrobe.
<b>En-Suite</b>	With suite comprising; concealed cistern WC, corner shower with sliding door and vanity style wash hand basin with mixer tap over. Chrome towel rail and part tiled walls.
<b>Bedroom 3</b>	4.24m max x 3.74m. With dual aspect windows and storage cupboard.
<b>En-Suite</b>	With suite comprising; concealed cistern WC, vanity style wash hand basin with mixer tap over and tiled shower with glass door. Wall mounted chrome towel rail.
<b>Bedroom 4</b>	4.71m x 3.02m. With window to rear aspect.

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 22/07/2022

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- Bedroom 5** 3.70m average x 3.04m average. With dual aspect windows.
- Stairs from the hallway lead to the master bedroom suite.
- Master Bedroom Suite** 8.12m x 4.20m. With triple aspect windows including a feature oriel window to the rear aspect.
- En-Suite** Comprising; walk in shower with glass door with Mira power shower, concealed cistern WC and vanity style wash hand basin with mixer tap over. Window to side aspect.
- Landing** With stainless steel banister with glass inserts. This area is currently utilised a dressing area.
- Lobby** This useful link from the office to the garage is of timber framed construction with wood panelling and containing the wall mounted Standard Ideal gas boiler.
- Detached Garage** 5.40m x 5.40m. With single electrically operated roller door, light, power and water supply.
- Outside** The property stands back on Ings Lane and is found within a substantial mature plot with gravelled driveway providing parking for multiple vehicles and access to the garage. The gardens are laid predominantly to lawn with a south westerly facing rear garden. There are paved and stoned pathways, decorative beds containing established plants and shrubs together with a variety of mature trees together with a wild flower garden. Mature hedgerows form the boundaries together with Buck Beck and two timber garden sheds.
- Services** The property benefits from mains gas, water and electricity together with economy 7. Drainage is to a septic tank which is found to the front of the property.
- Tenure** We are verbally advised that the property is freehold and we are awaiting formal confirmation from the vendors solicitor.



Entrance Hallway



Kitchen



Dining Area

PLEASE NOTE: ALL PHOTOGRAPHS, WITH THE EXCEPTION OF THE FRONT ELEVATION, WERE TAKEN IN JULY 2022

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## ADDITIONAL PHOTOS & PLANS



Utility Room



Living Area



Conservatory



Day Room



Family Bathroom



Master Bedroom

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**ADDITIONAL PHOTOS & PLANS**



**Master Ensuite**



**Bedroom 2**



**Bedroom 2 Ensuite**



**Bedroom 3**



**Bedroom 3 Ensuite**



**Rear View**

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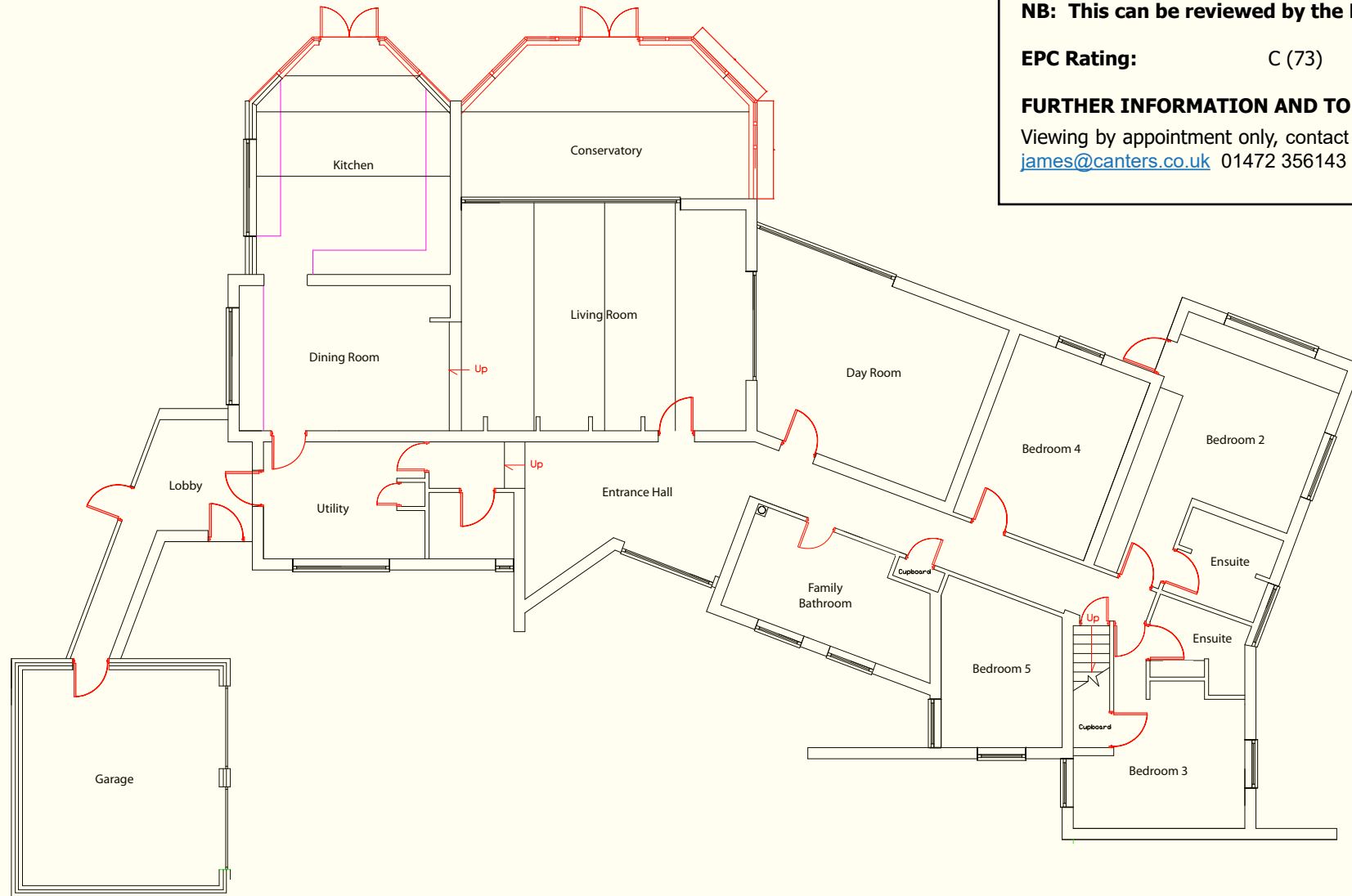
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## Ground Floor Plan



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

**EPC Rating:** C (73)

**FURTHER INFORMATION AND TO VIEW**

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

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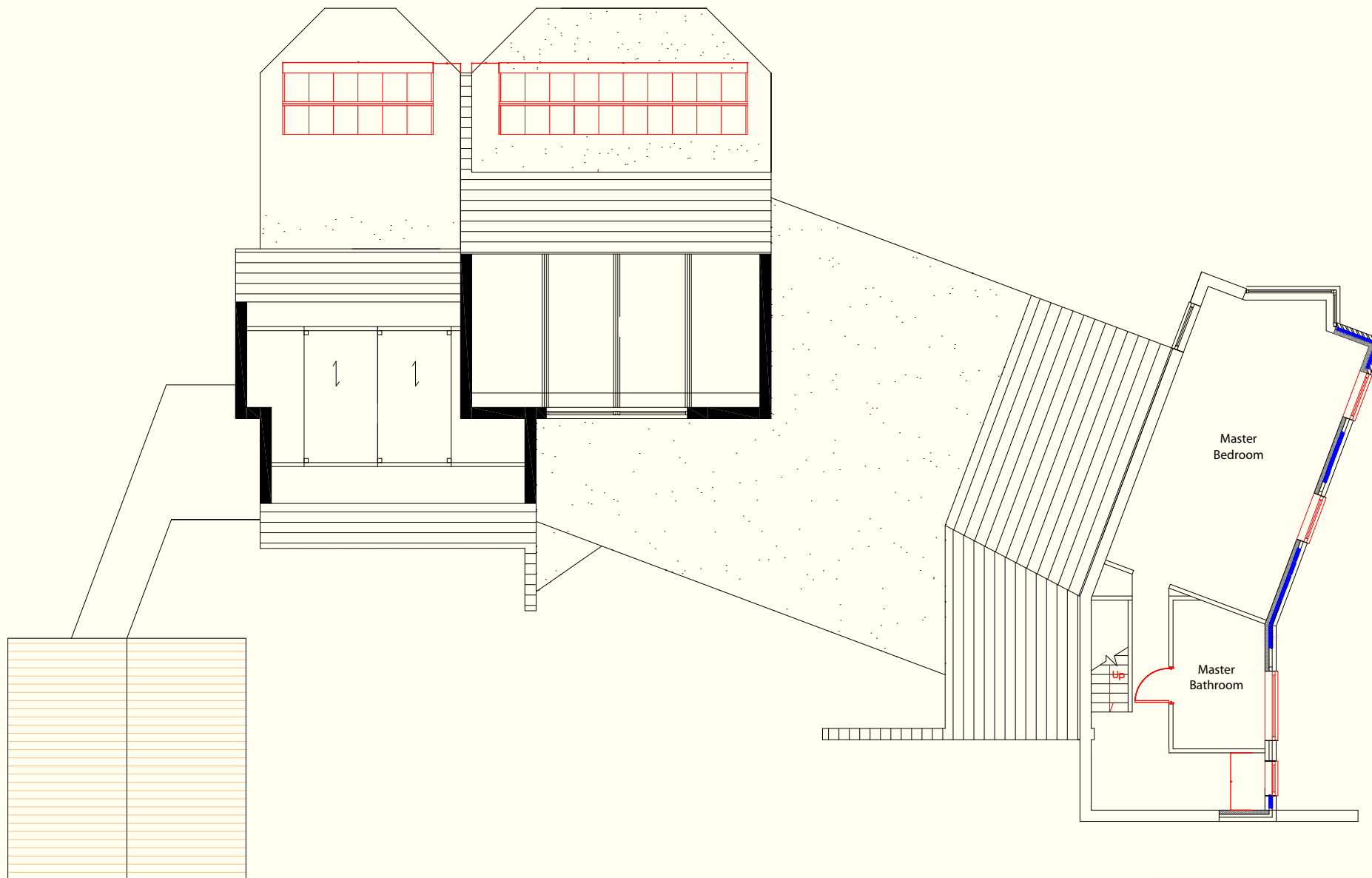
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**First Floor Plan**



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