



Waltham Road, Scartho, Grimsby, DN33 2ND

**FOR SALE - £465,000**

**CanTERS**  
Chartered Surveyors



A superb individually designed and built **FOUR BEDROOM CHALET STYLE PROPERTY** providing spacious and well-appointed accommodation over two floors. Constructed for the present vendor and benefitting from many notable features including a fabulous open plan living kitchen, security alarm, Upvc double glazed windows, oak veneered doors and a gas fired central heating system being zonal underfloor to the ground floor. The accommodation briefly comprises; Entrance Hall, Sitting Room, Utility Room, Living Kitchen, Cloakroom, Bathroom and En-Suite to the ground floor. To the first floor are Three Bedrooms and a Bathroom.

The suburb of Scartho is a highly regarded and affluent area located approximately two miles to the south of Grimsby town centre. Originally a village, it contains many amenities including local shops, hot food takeaways, Scartho Medical Centre, Grimsby Rugby Union Football Club and The Rose And Crown public house, within catchment of well regarded primary schools and Tollbar Academy as well as easy access to Diana, Princess of Wales Hospital.

<b>Entrance Hall</b>	7.11m including staircase x 2.39m This impressive hallway has a black fronted composite door and Upvc double glazed side lights. A return oak staircase leads to the first-floor accommodation.
<b>Utility Room</b>	3.48m x 2.66m Fitted with a range of cream fronted cupboards and matching base units with contrasting wood effect worktop and matching splashback incorporating a stainless-steel drainer sink unit with mixer tap over. Space for a washing machine and tumble dryer. Wood effect flooring and downlights to the ceiling. A Upvc part double glazed door provides access to a side pathway.
<b>Sitting Room</b>	5.14m (plus walk in bay window) x 3.48m Found to the front of the property having a feature marble fireplace with inset coal effect electric fire. Window to side aspect and wall lights.
<b>Open Plan Living Kitchen</b>	7.54m x 6.05m Undoubtedly the focus of this fantastic home is the open plan living space found to the rear of this property. The kitchen is fitted with a comprehensive range of shaker style wall cupboards and base units with contrasting marble worktops and matching upstands and combined sink unit with mixer tap over. Integrated appliances include a Bosch five ring stainless steel gas hob with extractor over. Bosch double oven and a full height fridge. There are downlights to the kitchen area together with under cabinet lighting. Two Upvc double glazed doors open out onto the feature patio and the wood effect flooring continues through into the cloakroom.
<b>Cloakroom</b>	Fitted with a white suite comprising; low flush WC, vanity style wash hand basin with mixer tap over, downlights to the ceiling and part tiled walls. A separate door provides access to the integral garage.
<b>Inner Hallway</b>	With window to side aspect and downlights to the ceiling.
<b>Family Bathroom</b>	3.25m x 2.75m Fitted with a modern suite comprising a P-Shaped bath with glass screen and mixer tap with shower over. Vanity style wash hand basin with fitted drawers and cupboards and an inset sink unit with mixer tap over. Low flush WC and a separate corner shower with sliding door and a Triton power shower over. Tiling to the floor and contrasting walls tiles. Downlights and a window to the side aspect.
<b>Bedroom 1</b>	3.84m x 3.78m (to wardrobes) Fitted with a comprehensive range of high gloss wardrobes and drawers. The en-suite shower room is cleverly accessed via two of the wardrobe doors.
<b>En-Suite</b>	3.23m (to mirror fronted cupboard) x 1.51m Fitted with a suite comprising; walk in shower with glass screen and a combination rain head and handheld shower attachment. Vanity style wash hand basin with mixer tap over, drawers and a low flush WC. Tiling to the walls and downlights to the ceiling.
<b>Landing</b>	With Velux rooflight.
<b>Bedroom 2</b>	4.58m x 4.20m With window to front aspect and Velux rooflight.
<b>Bedroom 3</b>	4.60m x 4.20m With window overlooking the rear garden and Velux rooflight.
<b>Bedroom 4</b>	2.72m x 2.04m With Velux rooflight.

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 20/03/2024

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**Bathroom** 3.32m x 2.00m With suite comprising; P-Shaped bath with screen and shower over, low flush WC and pedestal wash hand basin. Tiled walls, downlights to the ceiling and a wall mounted chrome towel rail. Velux rooflight.

**Outside** The property stands back behind a brick wall with inset cast iron railings. There is a cast iron pedestrian gate and two cast iron driveway gates (which we are verbally advised by the vendor that there is the potential to make these gates remote controlled). The front garden is predominantly block paved with a mature tree, decorative stone beds, specimen shrubs and laurel hedges. Gates to the side lead to the rear garden.

The enclosed low maintenance rear garden has a feature paved patio, is laid partly to artificial grass and is considered ideal for outside entertaining. The remainder of the rear garden is block paved and benefits from a timber framed workshop to the rear (9.39m x 3.56m). There are outside lights and tap.

**Garage** 5.64m x 3.76m With electric roller door, window to side aspect, door to living accommodation and wall mounted boiler.

**Warranty** We are advised that the property benefits from an Architects Certificate. Interested parties should contact the office for more information.

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

**Council Tax Band:** E

**NB: This can be reviewed by the Local Authority.**

**FURTHER INFORMATION AND TO VIEW**

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

**EPC Rating:** C (80)



Entrance Hallway



Entrance Hallway



Sitting Room



**ADDITIONAL PHOTOS & PLANS**



Open Plan Living Kitchen



Kitchen Area



Open Plan Living Kitchen



Cloakroom



Bedroom 1



Bedroom 1

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**ADDITIONAL PHOTOS & PLANS**



Ensuite



Family Bathroom



Bedroom 2



Bedroom 3



First Floor Bathroom



Rear Elevation

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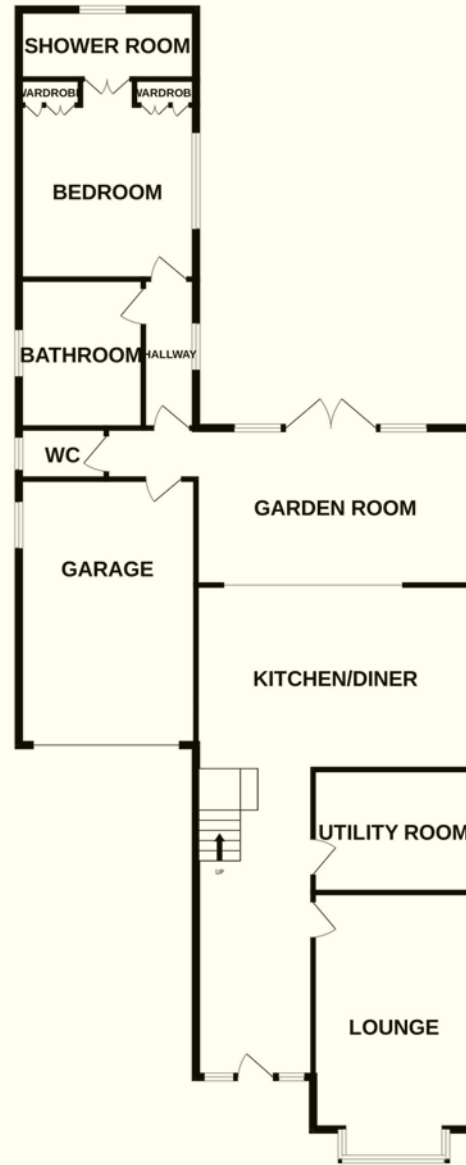


Rear Garden



Rear Garden

**GROUND FLOOR**



**FIRST FLOOR**



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