



Skinners Lane, Waltham, Grimsby, DN37 0EU

FOR SALE - £475,000

CanTERS

Chartered Surveyors

A superb individually styled **FOUR BEDROOM DETACHED CHALET BUNGALOW** found within the well regarded and much sought after village of Waltham. The property has been subject to an extensive programme of remodelling by the present vendor and offers spacious and flexible accommodation over two floors with many notable features including a clay pantiled roof covering, redwood panelling to the gables, oak effect Upvc windows and doors, gas fired central heating system, security alarm, oak veneered internal doors throughout and a veranda.

The accommodation briefly comprises; Entrance Hall, Lounge, Kitchen Diner, Study, Shower/Laundry Room and two Bedrooms to the ground floor. The first floor has two further Bedrooms, one with an En-Suite Bathroom and a separate Shower Room. The property is favourably positioned within Skinners Lane and occupies a mature plot with the benefit of a Double Garage having Workshop and southerly 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, Waltham Tea Rooms, shops, takeaways and restaurants.

Entrance Hall	Having oak double glazed front door, coving, downlights and oak return staircase with glass inserts.
Lounge	4.77m x 3.55m Found to the front of the property with feature cast iron wood burning stove and slate hearth. Downlights and sliding double glazed doors which open out to the front garden and coving to the ceiling. The oak flooring continues through into the kitchen diner.
Kitchen Diner	6.21m x 4.16m Fitted with a comprehensive range of wall and base units with contrasting granite worktops, matching upstands and inset sink with separate insinkerator and with mixer tap over. Stainless steel rangemaster having two ovens, a grill, a five-ring gas hob and electric hot plate with chimney style extractor over and space / plumbing for both a dishwasher and American style fridge freezer. Two sets of sliding doors open out to the rear garden. Downlights, coving and natural slate flooring to the kitchen area.
Bedroom 1	4.09m x 3.44m With oak flooring, sliding double glazed door opening out onto the front garden and coving to the ceiling.
Bedroom 2	2.79m x 3.52m With coving to the ceiling and sliding double glazed doors which open out to the front garden.
Study	2.40m x 3.00m With coving to the ceiling , fitted bookcase and a Upvc double glazed door which opens onto the veranda.
Shower/Laundry Room	With walk in shower having glass screen and rain head fitting over and low flush WC. Fitted base unit with contrasting wood effect worktop and incorporating a stainless-steel single drainer unit with mixer tap over and housing for both a washing machine and tumble dryer. Tiling to both the floor and walls, downlights to the ceiling and a wall mounted chrome towel rail.
Rear Lobby	With natural slate flooring and a Upvc double glazed door which provides access to the veranda.
First Floor	With galley style landing, Velux rooflight and providing access to two further bedrooms and the shower room.
Bedroom 3	6.03m x 4.22m With two Velux rooflights and a window overlooking the front garden. Walk through wardrobe, eaves storage and loft access.
Bedroom 4	4.57m x 3.63m Having window to front aspect and storage room off.
En-Suite Bathroom	With white suite comprising; bath with combination mixer tap and hand-held shower attachment. Vanity style wash hand basin with mixer tap over and low flush WC. Mermaid boarding to the walls and a wall mounted central heating boiler. A cupboard houses the hot water cylinder, eaves storage, Velux rooflight and downlights.
Shower Room	Well fitted with a vanity style wash hand basin incorporating a sink unit with mixer tap over and a concealed cistern WC. Shower with glass screen, tiling to the walls and floor and two Velux rooflights.

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Outside

The property stands back with a mature tree, hedge and a dyke to the front. The front garden is laid predominantly to lawn and contains a variety of trees and shrubs. A block paved pathway provides access to the front door. The driveway to the side of the property leads via a wooden gate to the rear garden which is laid partly to lawn with established trees, plants, shrubs and a vegetable garden. There is a block paved patio and a fabulous veranda with timber decking, downlights and fitted heater, ideal for alfresco entertaining.

Garage

6.33m x 6.22m Garage with insulated walls of brick and block construction beneath a pitched clay pantiled roof. To the front are two remote controlled up and over doors. There is also an integral workshop (3.92m x 3.01m) and a WC/store being 3.01m x 1.86m with fitted worktop and a Belfast sink unit. Light and power.

Tenure

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

Public Footpath

We are verbally advised by the vendor that the public footpath to the right-hand side of the property also forms part of the sale, please contact the agents for further details.

Council Tax Band: 'D'

NB: This can be reviewed by the Local Authority.

EPC Rating: 'C'

FURTHER INFORMATION AND TO VIEW:

Viewing by appointment only, contact James Chisholm james@canters.co.uk 01472 356143.



Lounge



Lounge



Kitchen

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 13/06/2024

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ADDITIONAL PHOTOS & PLANS



Kitchen Diner



Kitchen Diner



Bedroom 1



Shower and Laundry Room



Bedroom 3



Bedroom 4

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ADDITIONAL PHOTOS & PLANS



En-Suite Bathroom



Front Garden



Driveway



Garage



Rear Elevation



Rear Elevation

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Veranda



Rear Garden



Rear Garden

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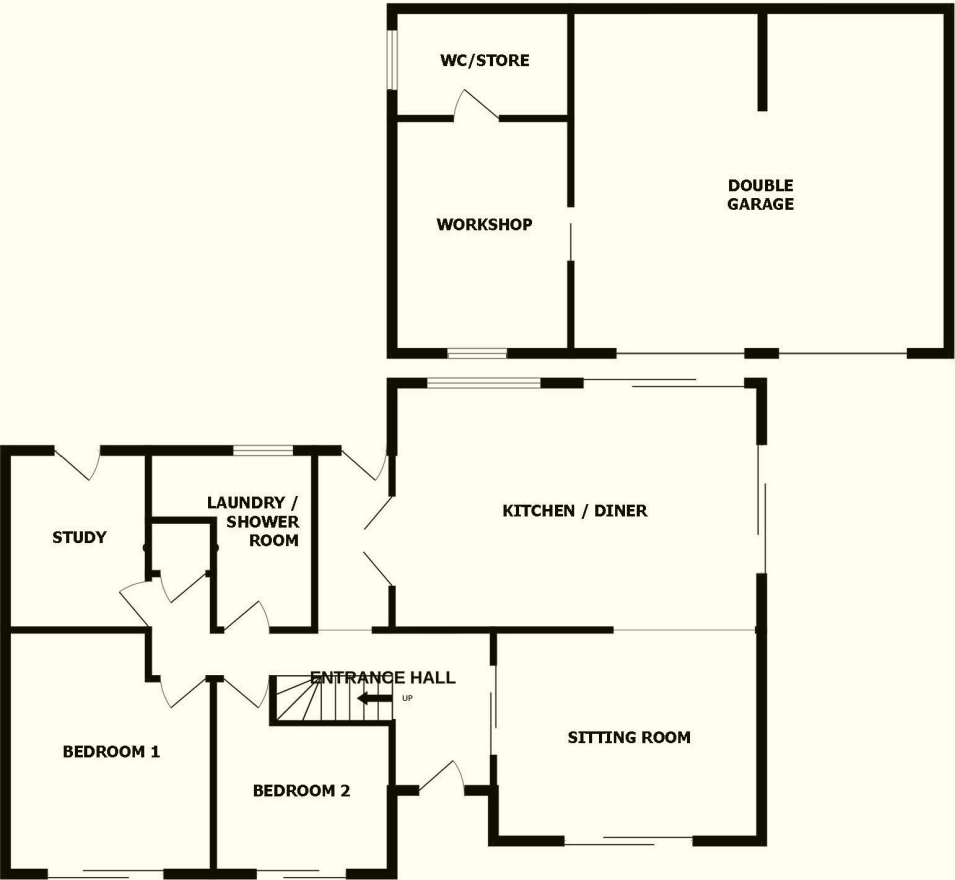
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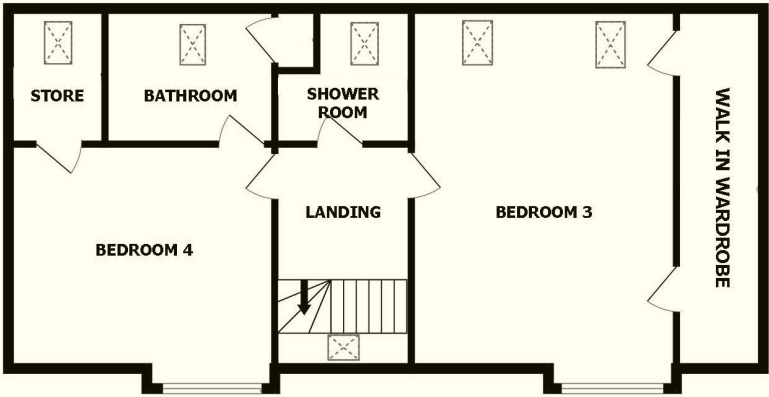
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ADDITIONAL PHOTOS & PLANS

GROUND FLOOR



1ST FLOOR



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