



Grove Lane, Waltham, Grimsby, DN37 0HD

FOR SALE - £850,000

CanTERS
Chartered Surveyors

A superb individually designed **FIVE BEDROOM DETACHED HOUSE** occupying a generous mature plot found within the much sought after and highly desirable area of Waltham village. The spacious and well-planned accommodation has been significantly enhanced and improved by the vendors in recent years which has created this very special family home.

The accommodation over two floor briefly comprises to the ground floor an Entrance Hall, Sitting/Dining Room, Study, superb Living Kitchen, Bedroom, two Utility Rooms and Cloakroom. To the first floor is a Master Suite comprising Bedroom, Dressing Room and En-Suite, Three further Bedrooms and a Family Bathroom. The property benefits from many notable features including cream fronted Upvc Double Glazed Windows, a Gas Fired Central Heating System, Double Garage and a south easterly facing rear garden which backs onto Grove Park.

Waltham is found towards the south of Grimsby and Cleethorpes, in close proximity to village of New Waltham, Scartho, Brigsley and Barnoldby-le-Beck. The village benefits from a wide variety of amenities and facilities including Waltham Windmill Golf Club, local shops, licenced premises, restaurants, Waltham Tea Rooms and a variety of takeaways. The Waltham Leas Primary Academy is located within the heart of the village with Toll Bar Academy being found to the eastern periphery.

Entrance Hall	The welcoming hallway has a cream fronted part double glazed composite entrance door and matching side lights. Coving to the ceiling and a return spelled staircase to the first-floor landing. Double doors lead into the Sitting/Dining Room.
Sitting/Dining Room	6.14m x 3.55m plus 4.44m x 4.25m This lovely room features a bath stone fireplace with inset log effect living flame gas fire, cornice to the ceiling and windows which overlook the front garden. A sliding double glazed door leads out to the raised decked patio and a separate door provides a link to the living kitchen.
Study	4.06m x 2.57m With coving to the ceiling, fitted bookcase and cupboard. Window to front aspect.
Living Kitchen	6.40m x 4.57m plus 3.69m x 3.65m Undoubtedly the focus of this family home is the living kitchen found to the rear of the property. Fitted by Richard Sutton and comprising a comprehensive range of hand painted wall cupboards and base units, with under cabinet lighting, with contrasting granite worktops and matching upstands. The island is fitted with matching cupboards together with a contrasting granite worktop and an inset sink unit with both a mixer tap and hot water over. Integrated within the island is an walnut corner unit and breakfast bar. The kitchen also includes a stainless-steel mercury five ring range cooker with double oven and grill with extractor hood over. The living area features a bespoke Richard Sutton bookcase with cupboards and TV stand. Downlights to the ceiling and engineered wood flooring. There are two sets of sliding doors to the side which open onto the raised decked patio and a further set of sliding doors to the rear garden.
Side Lobby	Found off the kitchen, having downlights and a Upvc double glazed door leading out to the garden.
Cloakroom	With suite comprising; low flush WC and vanity style wash hand basin with blue cabinet, mixer tap over and a wall mounted towel rail.
Utility Room	3.45m x 2.57m Fitted with a range of blue wall cupboards and base units with contrasting wood effect worktops and incorporating a single drainer sink unit with mixer tap over. Space for a dishwasher and fridge freezer. Tiling to the floor and a dual aspect windows.
Utility Room 2	Fitted cream shaker style base units with contrasting marble effect worktops and incorporating a single drainer sink unit with mixer tap over. Space for both a washing machine and tumble dryer. A door provides access to the double garage and a separate door leads into bedroom five.
Bedroom 5	3.78m x 3.24m Having coving to the ceiling and downlights. Window to front aspect.
Landing	With window to side aspect, airing cupboard and separate cylinder cupboard.
Bedroom 2	5.89m x 4.61m With two Velux rooflights and provision for a wall mounted television.
Dressing Room Off	4.59m max x 3.23m With Velux rooflight and window to side aspect.
Bedroom 3	4.25m x 4.09m Having mirror fronted wardrobe and window to front aspect with plantation shutter.
Bedroom 4	4.93m x 2.67m With window to front aspect together with plantation shutter.

Family Bathroom This luxurious bathroom comprises a walk-in shower with glass screen and both rain head and hand-held shower attachment. Free standing bath with mixer tap over, double basin vanity unit having black cabinet and a concealed cistern WC. Tiling to both the walls and floors, a wall mounted towel rail and dual aspect windows. Downlights to the ceiling.

Master Suite With inner landing and having downlights to the ceiling off which can be found:

Bedroom 6.12m x 3.60m With dual aspect windows both having plantation shutters and a vaulted ceiling incorporating two Velux roof lights.

Dressing Room 5.32m x 4.07m Having two sets of mirror fronted fitted wardrobes, downlights to the ceiling and a window to the rear aspect with plantation shutters.

En-Suite Bathroom With modern suite comprising a free-standing claw foot bath with traditional bath/shower mixer over. Double sink vanity unit with grey cabinet having mixer tap over, low flush WC and wall mounted towel rail. Tiling to the floor and part tiled walls. Downlights and window to rear aspect with plantation shutter.

Garage 6.27m x 5.78m With twin up and over door together with wall mounted boiler and two windows to the rear aspect.

Outside The property stands back behind a mature hedge with the front garden being laid partly to lawn with mature trees and hedgerows. A sweeping block paved drive provides ample parking for multiple vehicles and leads to the double garage. There are decorative stone beds and paved pathways. A timber double gate provides access to the side of the property. The stunning enclosed south easterly facing rear garden is laid predominantly to lawn and having borders formed by mature hedgerows, shrubs and trees. The extensive wrap around split level raised decked patio is ideal for alfresco entertaining and features a covered seating area with lighting together with spaces for a jacuzzi, barbeque and further seating. There is a glass balustrade, outside lights and tap. Within the garden is a timber summerhouse with shingle roof, a garden store of timber construction beneath a pantiled roof and a pavilion gazebo.

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

Council Tax Band: 'G'

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.

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www.canters.co.uk

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Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 08/07/2024

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ADDITIONAL PHOTOS & PLANS



Entrance Hall



Sitting / Dining Room



Sitting / Dining Room



Sitting / Dining Room



Living Kitchen



Living Kitchen

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ADDITIONAL PHOTOS & PLANS



Living Kitchen



Living Kitchen



Living Kitchen



Utility Room



Bedroom 5



Utility Room 2

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ADDITIONAL PHOTOS & PLANS



Master Bedroom



Master Bedroom



Master Dressing Room



Master Ensuite



Bedroom 2



Bedroom 2 Dressing Room

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ADDITIONAL PHOTOS & PLANS



Bedroom 3



Family Bathroom



Front Garden



Rear Elevation



Rear Garden



Rear Garden

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ADDITIONAL PHOTOS & PLANS



Raised Decked Patio

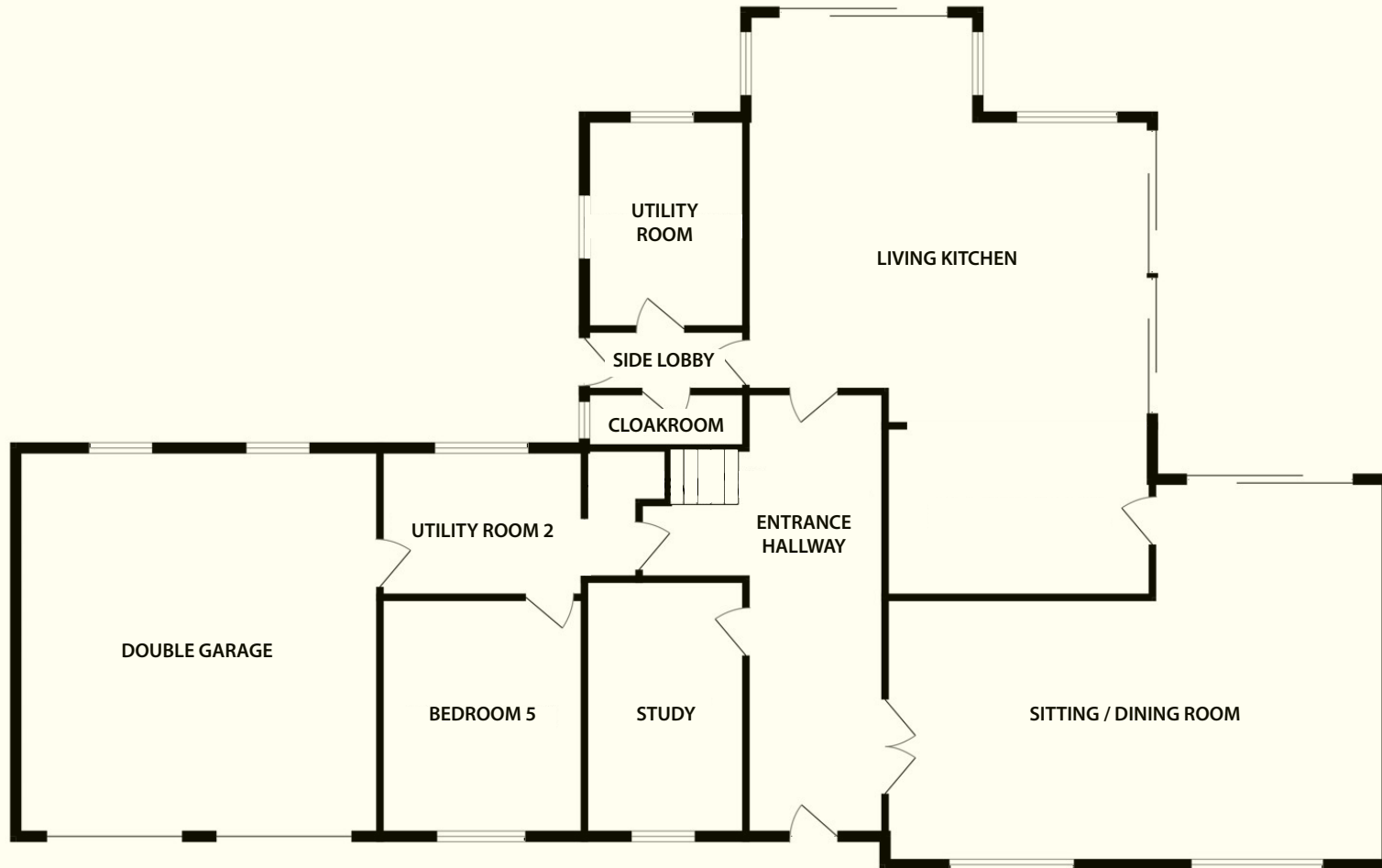


Raised Decked Patio



Raised Patio Covered Area

GROUND FLOOR
2054 sq.ft. (190.8 sq.m.) approx.



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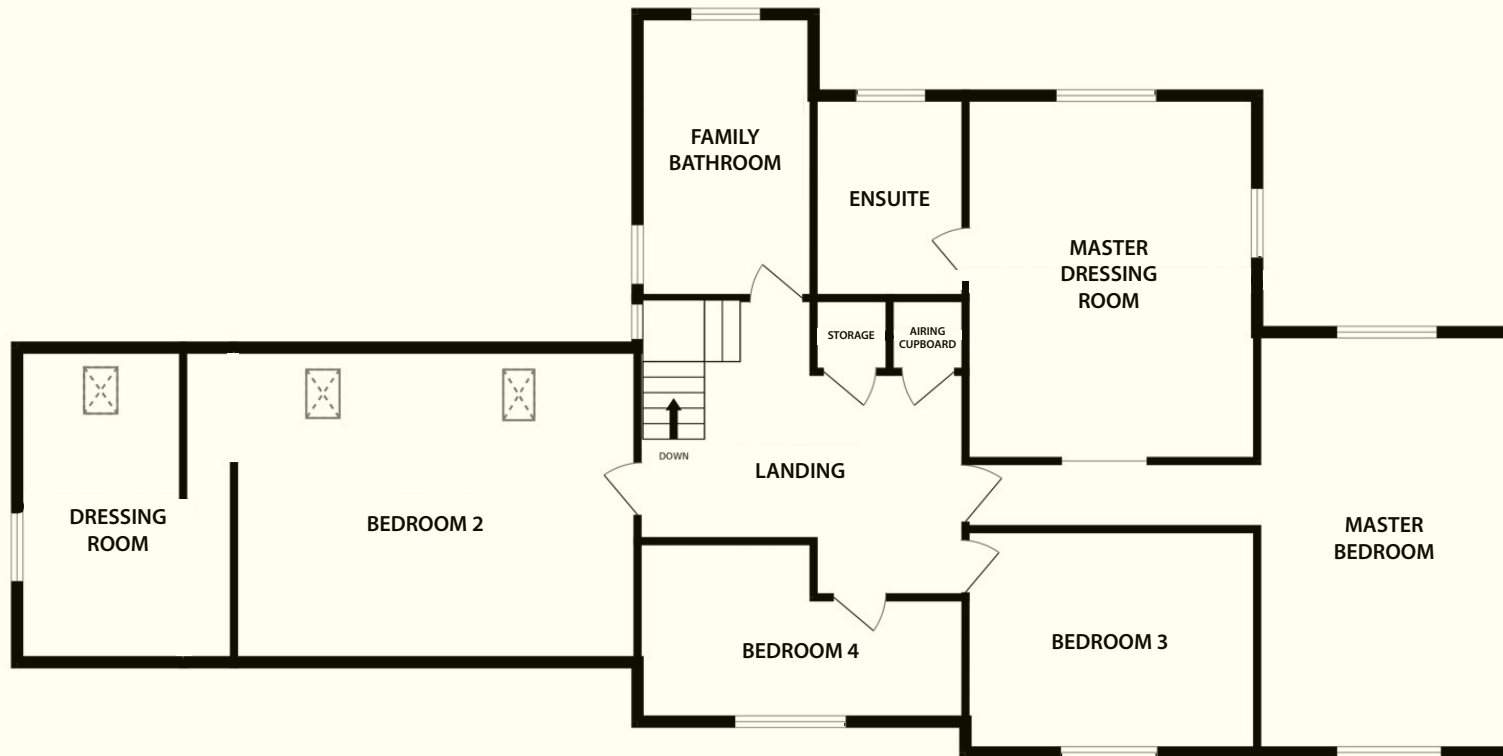
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1ST FLOOR
1640 sq.ft. (152.4 sq.m.) approx.



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