



Elm Road, Waltham, Grimsby, DN37 0HR

**FOR SALE - £430,000**

**CanTERS**

Chartered Surveyors

A unique Four Bedroom Detached House found within the highly desirable and popular village of Waltham. The property, with rendered wall beneath a pantiled roof, was subject to extensive scheme of updating and renewal having been sympathetically modified in 2006 to create this fantastic family home.

Waltham is found towards the south of Grimsby and Cleethorpes, in close proximity to the villages of New Waltham, Scartho, Brigsley, Barnoldby-le-Beck and Bradley. The village incorporates a variety of amenities including shops, restaurants, licenced premises and various takeaways with Waltham Leas Primary Academy within the heart of the village and Toll Bar Academy being found to the eastern periphery. Elm Road is a small cul-de-sac found of Cheapside and is close proximity to Grove Park and Waltham Windmill Golf Club.

The property with accommodation over two floors which benefits from Gas Fired Central Heating, Upvc Double Glazed Windows and a Security Alarm briefly comprises; Entrance Hall with WC off, Lounge, Dining Room, Kitchen Diner and Utility Room to the ground floor. To the first floor are Four Bedrooms, Two En-Suites and a Family Bathroom. There is a horseshoe driveway to the front, an integral garage and an enclosed rear garden.

Entrance Hall	With Upvc double glazed entrance door, window to front aspect and a returned spelled staircase to the first-floor accommodation.
Cloakroom	With suite comprising; low flush WC and wall hung wash hand basin with mixer tap over.
Lounge	6.89m x 3.27m plus 3.63m x 1.52m Having windows to the side and rear elevation, downlights to the ceiling and two Upvc double glazed doors which open out to the patio.
Dining Room	3.32m 2.43m plus 4.26m x 3.01m With downlights to the ceiling, a window to the rear aspect and two Upvc double glazed doors which open out to the rear garden.
Kitchen Diner	6.87m x 3.37m Having a range of fitted wall cupboards and base units with contrasting worktops and incorporating a stainless-steel sink unit with mixer tap over. Built in oven and a four-ring gas hob with chimney style extractor fan over. Space for a dishwasher, tiled splashback, downlights to the ceiling and two windows to the front aspect.
Utility Room	2.86m x 2.78m Fitted with the same units as the kitchen and having a stainless-steel sink unit with mixer tap over and space for appliances. Dual aspect windows, Velux roof light and a Upvc door to the exterior.
Landing	With storage cupboard and separate cupboard housing the hot water cylinder.
Bedroom 1	6.35m max x 4.31m With built in cupboard and a window overlooking the rear garden.
En-Suite Bathroom	3.11m x 2.24m With suite comprising; panelled bath, shower with glass cubicle, vanity style wash hand basin and a concealed cistern WC. Tiling to the floor and part tiled walls.
Bedroom 2	3.97m into recess x 3.28m With dual aspect windows and built in cupboard.
En-Suite	With suite comprising; shower with glass screen, pedestal wash hand basin with mixer tap and low flush WC. Tiled floor and part tiled walls. Window to front aspect.
Bedroom 3	3.60m x 2.92m into recess. With window to rear aspect.
Bedroom 4	3.20m x 2.90m into recess. With window to rear aspect.
Family Bathroom	With suite comprising; panelled bath with mixer tap and shower fitting. Pedestal wash hand basin and low flush WC. Tiled floor, part tiled walls and a window to the front aspect.
Outside	The property is favourably positioned and stands back behind a mature laurel hedge. To the front is a horseshoe block paved driveway with borders containing a variety of mature plants and shrubs. A gate to the side provides access to the rear garden. The enclosed south easterly facing rear garden has a full width paved patio and is laid predominantly to lawn with borders containing a variety of plants and shrubs.

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 24/01/2025

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<b>Garage</b>	Integral garage with up and over door, light and power.
<b>Tenure</b>	We are verbally advised that the property is of freehold tenure and we are awaiting formal confirmation from the vendors solicitor.
<b>Council Tax Band:</b>	'E' NB: This can be reviewed by the Local Authority.
<b>EPC Rating:</b>	'D'

#### FURTHER INFORMATION AND TO VIEW:

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

**DISCLAIMER:** This floor plan is for illustrative purposes only and not to scale; it should not be relied upon for accuracy. The image remains the intellectual property of Canters and should not be reproduced without consent.

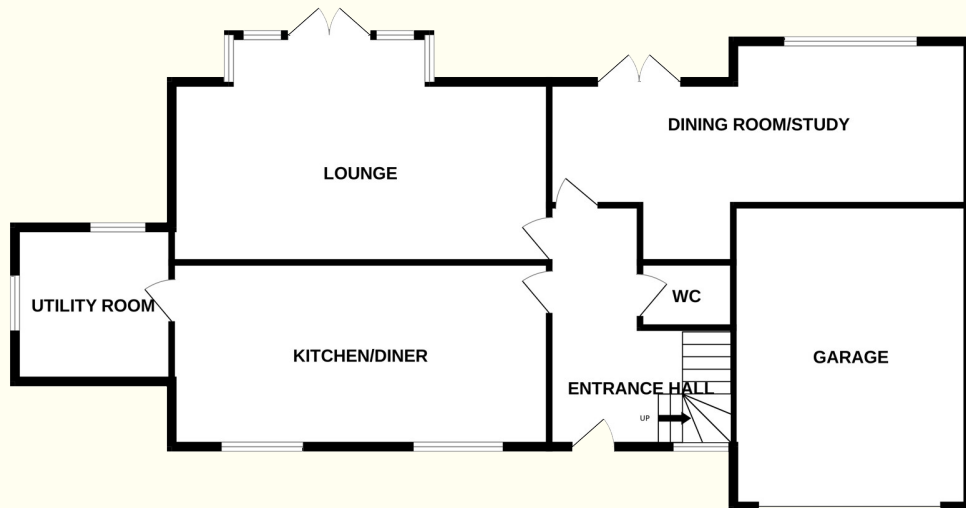
#### Property Management and Lettings

If you are a landlord looking to relieve yourself of the stress surrounding your tenanted properties or alternatively if you are seeking tenants, then Canters are more than happy to help. We offer outstanding property management services as well as a quick turnaround letting service. If you wish to discuss your management needs, then please do not hesitate to call us on 01472 356143 or email enquiries@canters.co.uk

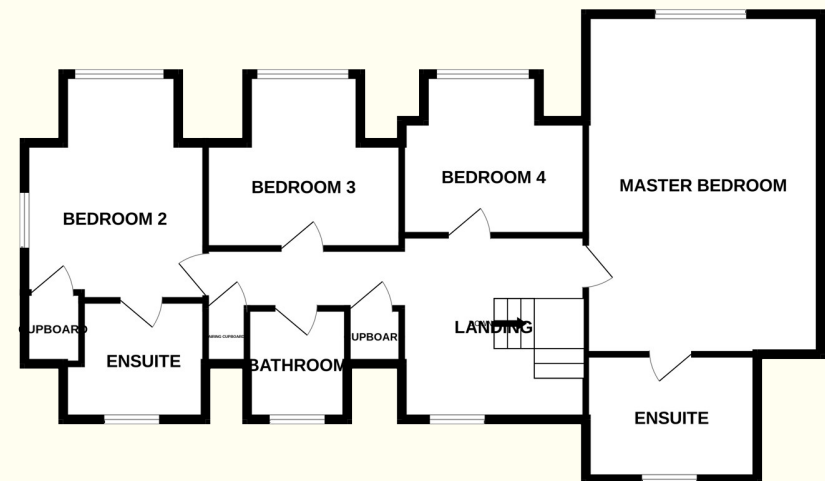
#### Free Valuation Service

Are you thinking of selling? We offer fast and free marketing appraisals for all properties with a view to go to market. Our team are often able to complete the free valuation within the week and service a wide radius of areas including Grimsby / Cleethorpes and surrounding villages along with Tetney, Caistor, Louth and Immingham. If you are seeking a formal written valuation for mortgage or a variety of other purposes, please contact our sales team at our Grimsby Office.

Ground Floor



First Floor



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## ADDITIONAL PHOTOS & PLANS



Entrance Hall



Kitchen Diner



Kitchen Diner



Utility



Lounge



Dining Room

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## ADDITIONAL PHOTOS & PLANS



Bedroom 1



Bedroom 1 En Suite



Bedroom 2



Bedroom 2 En Suite



Bedroom 3



Bedroom 4

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## ADDITIONAL PHOTOS & PLANS



Bathroom



Rear Elevation



Rear Elevation



Rear Garden

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