



Barnoldby Road, Waltham, Grimsby, DN37 0DR

FOR SALE - £595,000

CanTERS

Chartered Surveyors

A superior Six Bedroom Detached House favourably positioned within the much sought after and popular village of Waltham. The property was constructed in 2002 to an individual design by renowned local builder Jason Brooks and offers and spacious and well-appointed family accommodation over three floors.

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.

The accommodation which benefits from a Gas Fired Central Heating System, Upvc Double Glazed Windows, oak veneered internal doors and a Security Alarm briefly comprises; Entrance Hall, Lounge, Sitting Room, Kitchen Diner, Utility and Cloakroom to the ground floor. To the first floor are Four Bedrooms of which two benefit from En-Suite facilities and a separate four piece Family Bathroom. A further Two Bedrooms are situated to the second floor. There is an extensive block paved driveway to the front which provides access to the Double Integral Garage and a low maintenance southerly facing rear garden with gazebo.

Entrance Hall	Having oak effect double glazed and leaded entrance door and side lights. Downlights to the ceiling and a hardwood oak staircase leading to the first floor accommodation. The tiled floor continues through into the kitchen diner.
Lounge	6.05m x 4.12m Having double doors from the hallway and found to the front of the property with walk in bay window to the front aspect and downlights to the ceiling. Engineered oak flooring and an inset living flame gas fire.
Living Kitchen	5.74m x 4.17m plus 2.98m x 2.47m Comprehensively fitted with high gloss cupboards and base units with contrasting worktops and an inset drainer sink unit with mixer tap over. There is also an island with breakfast bar incorporating a four ring induction hob and drawers. Integrated appliances include two Neff oven and an AEG combination microwave oven. There is a both a full height fridge and freezer together with a dishwasher. Downlights to the ceiling and windows overlooking the rear garden. Double doors lead out to the rear patio.
Utility Room	With fitted worktop and cupboard and space for both a washing machine and tumble dryer. A window overlooks the rear garden and a Upvc double glazed door leads out to the exterior. Central heating boiler, wall mounted towel rail and access to the double garage.
Sitting Room	4.35m x 3.02m Found off the living kitchen and overlooking the rear garden with a tiled floor and downlights to the ceiling.
Cloakroom	With suite comprising a concealed cistern WC and vanity style wash hand basin with mixer tap over. Tiling to the walls and a wall mounted chrome towel rail.
First Floor Landing	Off which there are four bedrooms.
Bedroom 1	4.60m x 4.64m With dual aspect windows.
En-Suite Shower Room	With modern suite comprising a corner shower with glass screen, wall hung basin with mixer tap and low flush WC. Tiling to both the floor and walls and a wall mounted chrome towel rail.
Bedroom 2	4.89m max x 3.46m to wardrobes. Having a comprehensive range of fitted wardrobes with sliding doors and a window to the front aspect.
En-Suite Shower Room	Well fitted with walk in shower with combination rainhead and hand held attachment, vanity style wash hand basin with mixer tap over and low flush WC. Tiling to both the floors and walls. Downlights to the ceiling and a wall mounted chrome towel rail.
Bedroom 3	4.33m x 3.45m With fitted wardrobes and a window overlooking the rear garden.
Bedroom 4	2.63m x 2.33m With window to rear aspect.
Family Bathroom	Having modern four piece suite comprising corner jacuzzi bath, wall hung hand basin with mixer tap over and low flush w.c. Separate walk in shower with glass screen, rain head fitting over and separate hand held shower. Tiling to walls and a contrasting tile floor, downlights to the ceiling, chrome towel rail and window to rear aspect.

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 30/04/2025

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ADDITIONAL PHOTOS & PLANS

Stairs from the first floor landing lead to the second floor and two further bedrooms.

Bedroom 5 4.64m x 4.55m With reduced head height in part and two Velux roof lights to the rear.

Bedroom 6 5.36m x 4.01m with reduced head height in part and two Velux roof lights to the rear.

Outside The property stands back with a mature laurel hedge to the front boundary. Access to the extensive block paved front driveway/garden via remote controlled wrought iron gates. Gates to either side of the property lead to the enclosed fenced southerly facing rear garden which is laid partly to lawn and having a large block paved patio with feature brick wall ideal for al fresco entertaining. A raised decked patio to the rear houses a timber gazebo. There is a large garden shed being 5.86m x 3.65m with both light and power.

Integral Garage 5.46m x 4.46m With remote controlled roller door, light, power and door to the utility room.

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

Council Tax Band: 'F' 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.

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

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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.



Entrance Hall



Lounge

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Living Kitchen



Living Kitchen



Living Kitchen



Utility



Sitting Room



Bedroom 1

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ADDITIONAL PHOTOS & PLANS



Bedroom 1 En Suite



Bedroom 2



Bedroom 2 En Suite



Bedroom 2 En Suite



Bedroom 3



Family Bathroom

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Family Bathroom



Bedroom 5



Bedroom 6



Rear Elevation



Rear Garden



Rear Garden

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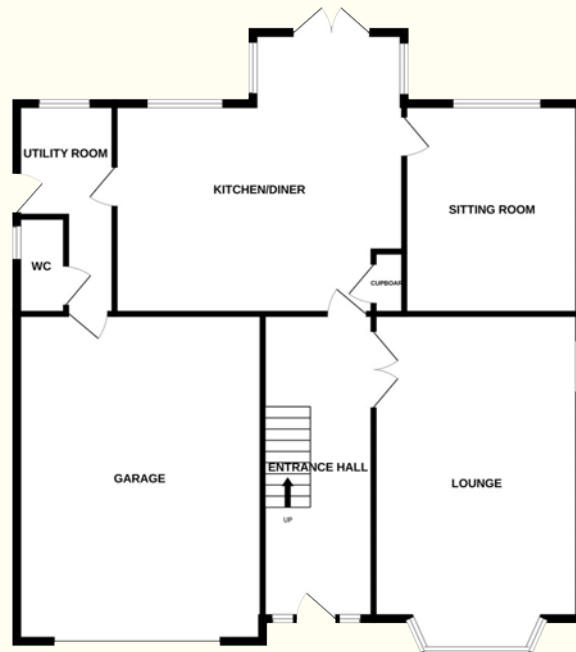
Rear Garden



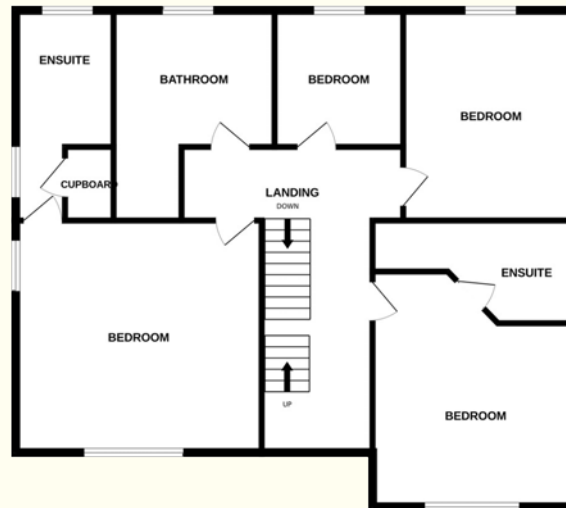
Front



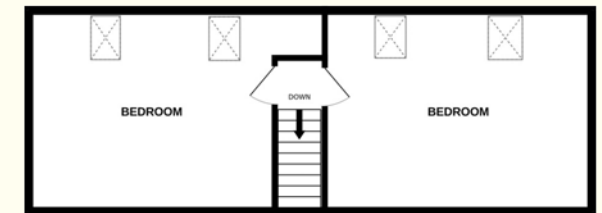
Driveway



Ground Floor



First Floor



Second Floor

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