

MARTIN MASLIN

38 WESTFIELD ROAD
WALTHAM
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN37 0DX



A superb semi detached dormer bungalow enjoying a lovely south west facing garden, situated on Westfield Road in this sought after village of Waltham. Home to the same family for many years the property offers flexible accommodation including two Reception Rooms and two/three Bedrooms, a modified Kitchen and an updated gas central heating system. Well presented it comprises: Entrance Hall with staircase to the first floor, comfortable front Lounge, lovely rear Sitting Room/occasional third Bedroom with French doors opening onto the rear garden and a smart updated Kitchen in a high gloss finish. Further accommodation includes the ground floor Bathroom and second Bedroom and the principal Bedroom with fitted wardrobes at first floor level. The property enjoys a good size rear garden with a patio and a detached garage with driveway screened by double gates. Ideally placed just off Barnoldby Road the property is within walking distance of the High Street with its local shops and amenities. Offered with NO FORWARD CHAIN, viewing highly recommended.

EPC Rating – D.

£165,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

A double glazed side entrance door leads into the hallway.

HALLWAY

An 'L' shaped hallway with a panelled staircase rising to the first floor level. It has a radiator, uPVC double glazed side window and a useful understairs cupboard.

LOUNGE

4.70m (15'5") x 3.20m (10'6")

A comfortable room featuring a brick fireplace housing a living flame style gas fire set on a raised tile hearth. It has coving to the ceiling, a radiator and a uPVC double glazed leaded window.

SITTING ROOM/ BEDROOM THREE

3.84m (12'7") x 3.23m (10'7") MAX

A lovely flexible room currently used as a sitting room with French uPVC double glazed doors opening onto the rear garden. It has a tongue groove panelled ceiling with a complementary delft rack and two radiators.

KITCHEN

2.87m (9'5") x 2.62m (8'7")

A modern fitted kitchen in light grey high gloss finish with complementary grey handles and deckwash worktops incorporating a Lamona sink with mixer taps and tile splashback. Built-in appliances include a 4 ring gas hob with pullout cooker and extractor fan, single Bosch oven and grill, plumbing for an automatic washing machine and space for an undercounter fridge. It has additional storage including a built-in corner carousel and three drawers for cutlery. There is a large double glazed leaded window and further double glazed door onto the driveway.

BEDROOM TWO

2.87m (9'5") x 2.64m (8'8")

Overlooking the front garden, a pleasant double bedroom with a radiator and a double glazed leaded window.

BATHROOM

Partly tiled with a grey suite comprising W.C, pedestal washbasin and a panel bath with electric shower over and a folding screen.

BEDROOM ONE

4.34m (14'3") x 3.28m (10'9") MAX

An interesting shaped bedroom with walk-in wardrobes along one wall. It features a large loft space with a radiator and a uPVC double glazed rear window.

GARAGE

6.05m (19'10") x 2.87m (9'5")

With power and light, up and over front door and a courtesy side door.



HALLWAY



LOUNGE



LOUNGE



SITTING ROOM/ BEDROOM

OUTSIDE

The property benefits from a pretty front garden with a stone bed featuring conifers, plants and shrubs set behind a low picket fence boundary. The main driveway has been widened to create additional parking with double gates leading to the garage. The rear garden forms one of the main attractions enjoying a south westerly facing aspect. It has a small patio behind the sitting room, a good size shaped lawn and further gravel beds. There are plants and shrubs and the garden is well screened by panelled fencing to the perimeters.

GENERAL INFORMATION

Mains gas, water, electricity and drainage are all connected and broadband speeds and availability can be assessed via Ofcom's checker website. Central heating comprises radiators as detailed above connected to the Ideal Isprit combination boiler in the kitchen and the property has the benefit of uPVC framed double glazing. The Local Authority is the North East Lincolnshire Council and the property is in Council Tax Band B. The tenure is Freehold subject to Solicitors verification.

VIEWING

By appointment through the Agents on Grimsby 311000. A video walkthrough tour with commentary can be seen on Rightmove and the Martin Maslin website.

LOCATION AND AMENITIES

Westfield Road is located just off Barnoldby Road in this sought after village of Waltham. Local buses serve the area and amenities are within a short walking distance.



SITTING ROOM/ BEDROOM THREE



KITCHEN



KITCHEN



BEDROOM TWO



BATHROOM



BEDROOM ONE



BEDROOM ONE



OUTSIDE



OUTSIDE

SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract.

The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property

remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.



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