

MARTIN MASLIN

**2 HIGH STREET
WALTHAM
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN37 0LL**



Prominently situated looking out across the junction of High Street, Barnoldby Road and Brigsley Road, No.2 High Street is a classic detached house offering excellent space and potential. Home to the same owner for around sixty years the property has been untouched for quite a while and provides great scope for a programme of updating and possibly some remodelling and viewing is therefore, highly recommended. Briefly comprising:- Reception Hall, Sitting Room, Living Room, Dining Kitchen, Utility and Pantry, central Landing, four Bedrooms, Bathroom and Separate Toilet. The mature gardens are lovely with a driveway and an integral Garage. The gardens are pretty and well stocked with mature shrubs, trees and plants. A wonderful opportunity for those tempted by a remedial improvement project. EPC Rating -

**Offers in the region of
£220,000**

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

THE ACCOMMODATION COMPRISES:-

GROUND FLOOR

RECEPTION HALL

An 'L' shaped reception area from where the spelled balustrade leads via a half landing to the first floor. There is a walk-in understairs cupboard and a central heating radiator.

SITTING ROOM

3.96m (13'0") x 3.96m (13'0") into bay

A well proportioned room with a pedestal washbasin and a central heating radiator.

LIVING ROOM

3.96m (13'0") x 3.35m (11'0")

With a bay window and a central heating radiator.

DINING KITCHEN

3.81m (12'6") x 3.05m (10'0")

With recessed cupboards, a range of woodgrain finish base units and a double drainer stainless steel sink unit. There is a central heating radiator.

UTILITY ROOM

2.44m (8'0") x 2.26m (7'5")

Partly tiled and with a woodgrain base unit, a white wall mounted basin and a central heating radiator. A walk-in Pantry leads off the Utility Room and another door leads outside.

FIRST FLOOR

LANDING

With a spelled balustrade, a lead glazed window on the half landing and a central heating radiator.

BEDROOM ONE

3.96m (13'0") x 3.96m (13'0")

With a central heating radiator.

BEDROOM TWO

3.91m (12'10") x 3.35m (11'0")

plus bay 2.08m (6'10") x 0.84m (2'9") with recessed cupboards and display shelves and a central heating radiator.

BEDROOM THREE

3.81m (12'6") x 3.05m (10'0") to rear of cupboard

With a central heating radiator and a built in cupboard.

BEDROOM FOUR

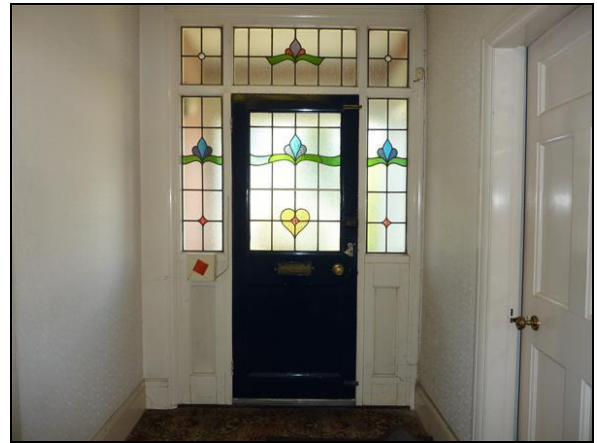
2.74m (9'0") x 2.74m (9'0")

With cream wardrobes and a central heating radiator.

BATHROOM

2.44m (8'0") x 1.83m (6'0")

With a pink suite comprising a panel bath, a pedestal washbasin and a shower recess with a chrome mixer shower. The walls are part tiled and there is a central heating radiator.



RECEPTION HALL



RECEPTION HALL



SITTING ROOM



SITTING ROOM

SEPARATE TOILET

With part tiled walls and a white w.c.

OUTSIDE

GARAGE

4.27m (14'0") x 2.31m (7'7")

An integral garage with a Vaillant gas boiler. A ladder type staircase gives access to a room above the garage with a window and a part sloping ceiling.

The property stands in a prominent corner position with a frontage to both Waltham High Street and Brigsley Road. Double gates give vehicular access from the High Street and the house occupies established gardens which are well stocked with mature shrubs, trees, plants etc, To the rear there is a part enclosed lawned garden with hedged boundaries plus a useful storage building and an outside toilet.

GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected and broadband speeds and availability can be assessed via Ofcom's checker website. Central heating comprises radiators as detailed above connected to the Vaillant gas boiler in the Garage. The property falls within the jurisdiction of North East Lincolnshire Council and is in Council Tax Band D. The tenure is Freehold - subject to Solicitors verification.

We understand that a pathway width Right of Way exists alongside the adjacent tearoom and across the rear garden to a gate leading to two cottages to the southern side of 2 High Street. Owners/occupants of these adjacent properties are entitled to use the Right of Way.

VIEWING

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

LOCATION AND AMENITIES

The property looks out across the mini-roundabout at the junction of Barnoldby Road, the High Street and Brigsley Road. All the facilities of Waltham village are just a short stroll away including shops, two popular Public Houses and a well regarded primary school.



LIVING ROOM



DINING KITCHEN



DINING KITCHEN



UTILITY ROOM



LANDING



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



BEDROOM THREE



FRONT GARDEN



REAR GARDEN

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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