

MARTIN MASLIN

**5 CHURCH CLOSE
WALTHAM
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN37 0PQ**



A most charming and impressive detached bungalow standing within its own delightful walled gardens found tucked away in this cul de sac position lying just off the High Street. The lovely, bright and spacious bungalow is ideal for retirement purposes. Well presented throughout with many quality fittings complemented by oak interior doors. Offering flexible accommodation featuring two Reception Rooms including a superb dual aspect Lounge and a generous Dining Room which could be used as a second Bedroom if required. Further accommodation includes a large welcoming 'L' shaped Hallway, a smart shaker style Kitchen in a soft lemon finish with built in appliances, a valuable Utility Room, a pleasant main Bedroom with built in wardrobes and a modern Shower Room. The bungalow occupies a double size plot approached via attractive Wrought Iron gates with a generous driveway leading to a converted detached Garage split with a Garden Room and Store Room. Meanwhile a lovely south facing walled rear Garden awaits, paved and gravelled for ease of maintenance. A real gem found in this sought after position in the heart of Waltham. Within walking distance of local shops and amenities. Viewing is highly recommended. EPC rating - D.

£199,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

A uPVC double glazed side entrance door leads directly into the Hallway.

HALLWAY

5.18m (17'0") x 1.27m (4'2") (WIDENING TO 7'4")

A lovely and spacious 'L' shaped hallway with a built in meter cupboard, a radiator and access to the loft space.

LOUNGE

4.90m (16'1") INTO BAY x 3.81m (12'6")

A pleasant and generous dual aspect Lounge featuring a lovely fire surround housing a smart polished gas fire with conglomerate marble inlay and hearth. It has two uPVC double glazed side windows, coving to the textured ceiling, two radiators and a walk-in uPVC double glazed leaded bay front window.

DINING ROOM/OCCASIONAL BEDROOM

3.84m (12'7") x 3.15m (10'4")

Currently used as a Dining Room, a most delightful and flexible room with fashionable laminate flooring, a radiator and a uPVC double glazed window overlooking the rear Garden.

KITCHEN

3.12m (10'3") x 3.05m (10'0")

A modern shaker style Kitchen in a light lemon finish with matching cornice light baffle and glass display cabinet. Complimentary wood laminate worktops incorporate a large enamel sink with modern designer mixer tap and tile splashback. Built in appliances include a Bosch double oven and grill, an integrated refrigerator and space and plumbing for a slimline dishwasher. The Kitchen enjoys dual aspect uPVC window allowing natural light and has a radiator with a wood cushioned floor. A further glazed door leads into the Utility Room.

UTILITY ROOM

1.83m (6'0") x 1.75m (5'9")

A useful room fully tiled with plumbing for a washing machine and vent for a tumble dryer, space for a freezer and a wall mounted gas central heating boiler. It has a uPVC double glazed window and further double glazed door onto the Garden.

BEDROOM 1

4.01m (13'2") INTO BAY x 3.05m (10'0")

A well designed Bedroom fitted with a range of tailored wardrobes forming a double bed recess with matching side tables and overhead storage. There is also a built in dressing table with a tall set of drawers and a free standing unit. There is a radiator and a uPVC double glazed bay front window.



HALLWAY



LOUNGE



DINING ROOM/OCCASIONAL



KITCHEN

SHOWER ROOM

2.18m (7'2") x 1.65m (5'5")

A smart shower room with mermaid wall boarding and a white suite comprising closed cover W.C., pedestal wash basin and a double walk in shower with electric unit and roman sliding door. It has a heated towel rail, a built in storage cupboard and a uPVC double glazed side window.

GARAGE

2.54m (8'4") x 1.47m (4'10")

The detached brick garage has been partitioned with a store to the front with power and light and has an electric roller front door.

REAR GARDEN ROOM

3.56m (11'8") x 2.18m (7'2")

A useful garden room panelled with power and light and uPVC double glazed French doors onto the garden.

GARDEN

The bungalow enjoys a particularly lovely position in this cul de sac set back from the road with its own private fence and walled gardens. Approached via an attractive double wrought iron gates onto a generous driveway leading down to the Garage. The front garden is gravelled for ease of maintenance with a shrub border set behind an ornate walled boundary. To the rear is a delightful south facing walled rear garden ideal for entertaining. Designed for ease of maintenance with stone gravel and paved patio areas with a further useful side garden.

GENERAL INFORMATION

Mains, gas, water and electricity and drainage are all connected. Broadband speeds and availability can be accessed via the Ofcoms checker website. Central heating comprises radiators as detailed above connected to the Ideal Logic Max Combi C30 central heating boiler located in the Utility Room. The property has the benefit of uPVC framed double glazing. The local authorities are North East Lincolnshire Council and the property is in Council Tax Band - C. The tenure is Freehold subject to solicitors verification.

VIEWING

Viewing is strictly by appointment through the agents on Grimsby 311000. A video walkthrough tour with commentary can be seen on Rightmove and the Martin Maslin website.



KITCHEN



UTILITY ROOM



BEDROOM 1



SHOWER ROOM



GARDEN



SIDE GARDENS



FRONT GARDEN



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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