



5 Geipel Close

Waltham, North East Lincolnshire DN37 0NY

Situated within a cul de sac off Camargue Avenue on this very desirable development by Carr & Carr within the village of Waltham having a good level of local amenities is this TWO BEDROOM DETACHED BUNGALOW. The well presented accommodation comprises :- entrance hall, spacious lounge, dining kitchen, two bedrooms, en suite shower room and separate bathroom. Pleasant gardens the rear enjoying a WESTERLY ASPECT. Driveway providing ample off street parking leading to the GARAGE. Gas central heating system, double glazing and security alarm system. Viewing is highly recommended.

£232,500

- DESIRABLE LOCATION
- DETACHED BUNGALOW
- SPACIOUS LOUNGE
- KITCHEN / DINER
- TWO BEDROOMS
- EN SUITE SHOWER ROOM
- BATHROOM
- DRIVE AND GARAGE
- PLEASANT GARDENS
- VIEWING RECOMMENDED



ACCOMMODATION

MEASUREMENTS

All measurements are approximate.

ENTRANCE HALL

Approached via a entrance door to the side leading into the hall. Double glazed window to the side. Built in airing cupboard. Coving to the ceiling. Radiator.



LOUNGE

15'10" x 13'8" (4.85m x 4.19)

Featuring an attractive granite style surround with living flame effect gas fire. Double glazed bow bay window to the front gives views out over the cul de sac. Two additional double glazed windows to the side. Two radiators. Coving to the ceiling and wall light points.



LOUNGE

Additional photo



KITCHEN / DINER

13'6" x 9'6" (4.14m x 2.90)

Fitted with a range of wall and base units in a limed oak finish with contrasting work surface incorporating a double bowl stainless steel sink unit with mixer tap. Ceramic tiled splash backs. Electric cooker point with extractor unit over, built in fridge and plumbing for a washing machine. Double glazed windows to the side and rear. Radiator.



KITCHEN / DINER

Additional photo



BEDROOM 1

10'6" x 9'4" (3.21m x 2.85m)

Double glazed French doors to the rear give access to the rear garden. Coving to the ceiling, radiator.



EN SUITE SHOWER ROOM

Fitted with a fully tiled shower cubicle having a mains supply shower and folding glass door. Pedestal wash hand basin and low flush w/c. Double glazed window to the side. Radiator.



BEDROOM 2

13'8" x 9'4" (4.19m x 2.86m)

Fitted with a range of wardrobes in a wood effect finish with part glazed doors. Double glazed window to the front. Coving to the ceiling, radiator.



BEDROOM 2

Additional photo



BATHROOM

6'9" x 6'3" (2.07m x 1.91m)

Fitted with a white suite comprising bath, pedestal wash hand basin and low flush w/c. Tiling to the splash back areas. Radiator. Double glazed window to the rear.



OUTSIDE



GARDENS

The front garden is open plan in design laid to lawn with border bed, a rockery area, an ornamental tree and shrubs. A generous block paved driveway provides off street parking and leads to the garage with timber fencing to the side. The block paving continues to the rear to provide a patio area ideal for outside entertaining. A shaped lawn with planted beds having ornamental plants and shrubs, an additional paved seating area to the rear with timber Summerhouse. Boundaries are fenced. Outside tap.



GARDENS

Additional photo



GARAGE

16'9" x 9'3" (5.13m x 2.82m)

A detached brick garage with remote control shutter electric roller door. Power and lighting. Window to the side. Courtesy door to the side.

TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

COUNCIL TAX BAND

Council Tax Band D

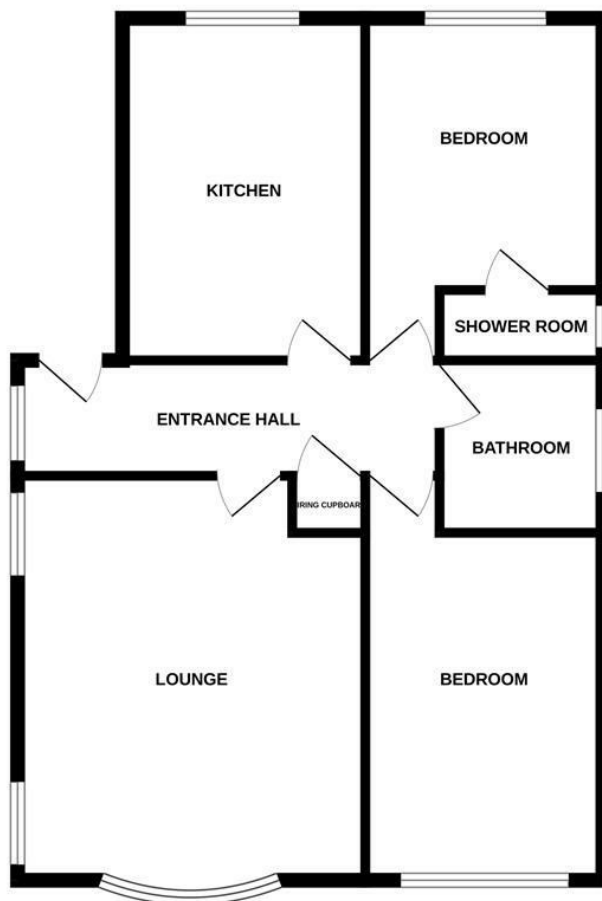
VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

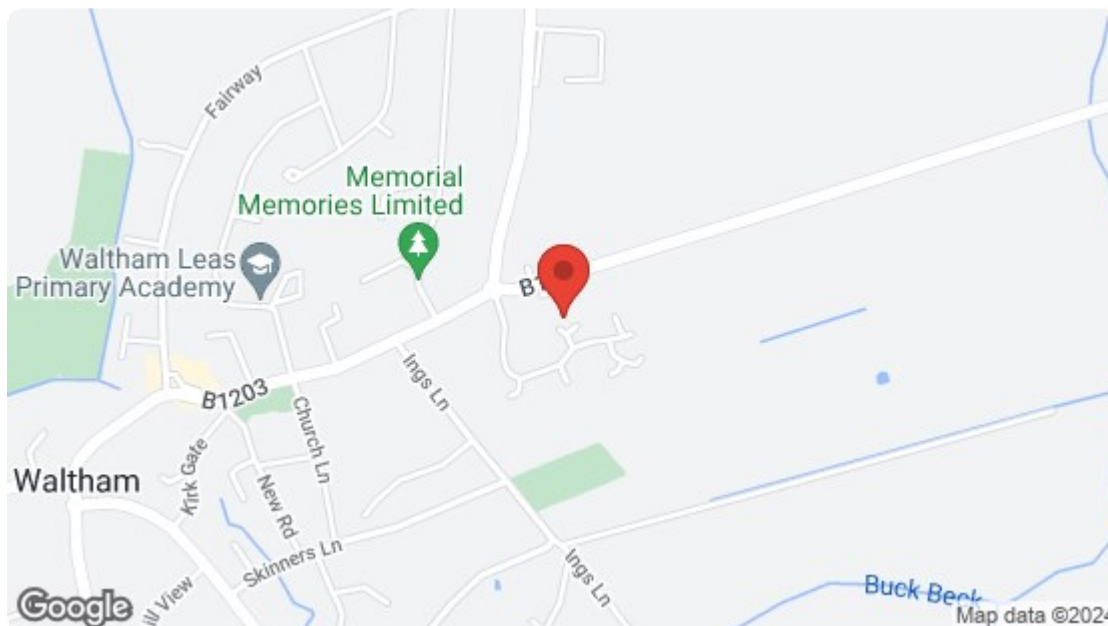
OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.