



5 Ellen Way New Waltham, North East Lincolnshire DN36 4WQ

Situated within this cul de sac position in this ever popular village having a wealth of amenities including well regarded schools is this STUNNING FOUR BEDROOM DETACHED HOUSE. The fashionably presented accommodation is ready to move and comprises :- entrance hall, cloakroom, spacious lounge, stunning SAM NEAL dining kitchen, utility room, four good sized bedrooms, en suite shower room and family bathroom. Double width driveway with converted garage. Attractive gardens the rear enjoying a SOUTHERLY ASPECT. Gas central heating system NEW BOILER 2021 and double glazing. Early viewing is highly recommended to appreciate this wonderful family home.

£294,000

- FABULOUS FOUR BEDROOM DETACHED HOUSE
- STUNNING SAM NEAL DINING KITCHEN
- SPACIOUS LOUNGE
- UTILITY ROOM
- CLOAKROOM
- EN SUITE SHOWER ROOM
- FAMILY BATHROOM
- CONVERTED GARAGE
- DOUBLE DRIVEWAY
- SOUTH FACING REAR GARDEN



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Approached via a double glazed entrance door leading into the welcoming hall with period style radiator. Spelled staircase in a white finish with useful under stair recess. Covling to the ceiling, Striking wood effect flooring. Double glazed window to the front



ENTRANCE HALL

Additional photo



CLOAKROOM

Fitted with low flush w/c and wash hand basin. Radiator.



LOUNGE

15'8" x 10'8" (4.78m x 3.26m)

Double glazed window to the front, period style radiator. Double doors to the rear give access to the dining kitchen ideal for entertaining.



LOUNGE

Additional photo



DINING KITCHEN

25'11" x 12'2" (7.91m x 3.72m)

This fabulous dining kitchen fitted by Sam Neal kitchens in 2019 offers a stunning range of wall and base units in a fashionable grey finish with contrasting island unit in a navy finish. Quartz worksurface and upstands. Built in NEFF appliances include two ovens, plate warming drawer, induction hob, dishwasher, fridge and freezer. Striking wood effect flooring. Coving to the ceiling with down lights. Period style radiator. Double glazed windows to the side and rear. Double glazed door to the rear gives access to the rear garden. Double glazed French doors give access from the dining area to the decked seating area.



DINING KITCHEN

Additional photo



DINING KITCHEN

Additional photo



UTILITY ROOM

8'4" x 6'2" (2.55m x 1.88m)

Part of the garage has been converted to provide a utility room. New boiler 2021. Plumbing for a washing machine.

FIRST FLOOR

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LANDING

Built in airing cupboard. Access to the loft space.

BEDROOM 1

13'4" x 10'7" (4.07m x 3.25m)

Fitted with a range of bedroom furniture comprising of wardrobes and drawer with matching beside drawer units. Double glazed window to the front, radiator. Coving to the ceiling.



BEDROOM 1

Additional photo



EN SUITE SHOWER ROOM

5'10" x 5'10" (1.80m x 1.79m)

Fitted with a superb suite comprising of walk in shower having a glass screen, mains supply shower and drain away flooring. Low flush w/c inset into dedicated vanity unit with basin style wash hand basin. Fully tiled walls, Double glazed window to the front, radiator.



BEDROOM 2

14'7" x 12'0" (4.47m x 3.68m)

Double glazed window to the front, radiator.



BEDROOM 2

Additional photo



BEDROOM 3

10'5" x 9'4" (3.19m x 2.86m)

Double glazed window to the rear, radiator.



BEDROOM 4

10'5" x 9'3" (3.19m x 2.84m)

Double glazed window to the rear, radiator.



FAMILY BATHROOM

7'3" x 6'2" (2.21m x 1.89m)

Fitted with a modern white suite comprising of bath with mains supply shower over and glass screen, striking tiling over the bath with illuminated display niche. Wash hand basin inset into dedicated vanity unit and low flush w/c. Double glazed window to the rear, radiator.



OUTSIDE



GARDENS

The front garden is open plan in design and laid to lawn with established tree, double width block paved driveway providing ample off street parking, graveled border bed and timber gate to the side giving access to the rear garden. The rear garden enjoys a SOUTHERLY ASPECT being landscaped with a shaped lawn having broken slate style borders with ornamental plants, a generous decked area access from the dining kitchen ideal for outside entertaining. An additional decked seating area ideal for enjoying the late afternoon / evening sun. Boundaries are fenced. Outside tap.



GARDENS



OFF STREET PARKING

CONVERTED GARAGE

10'5" x 8'4" (3.19m x 2.55m)

Providing storage with an up and over door, power and lighting.

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.

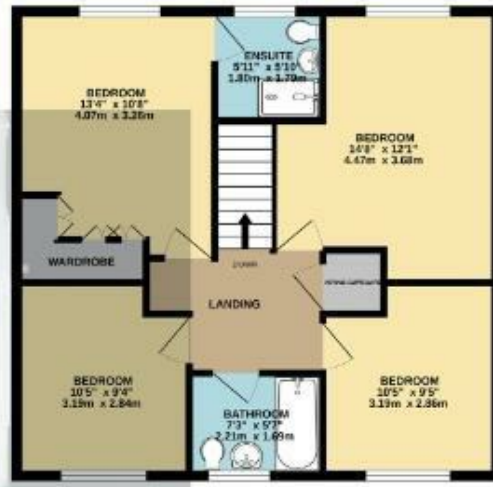
OPENING TIMES

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

GROUND FLOOR
683 sq.ft. (63.5 sq.m.) approx.

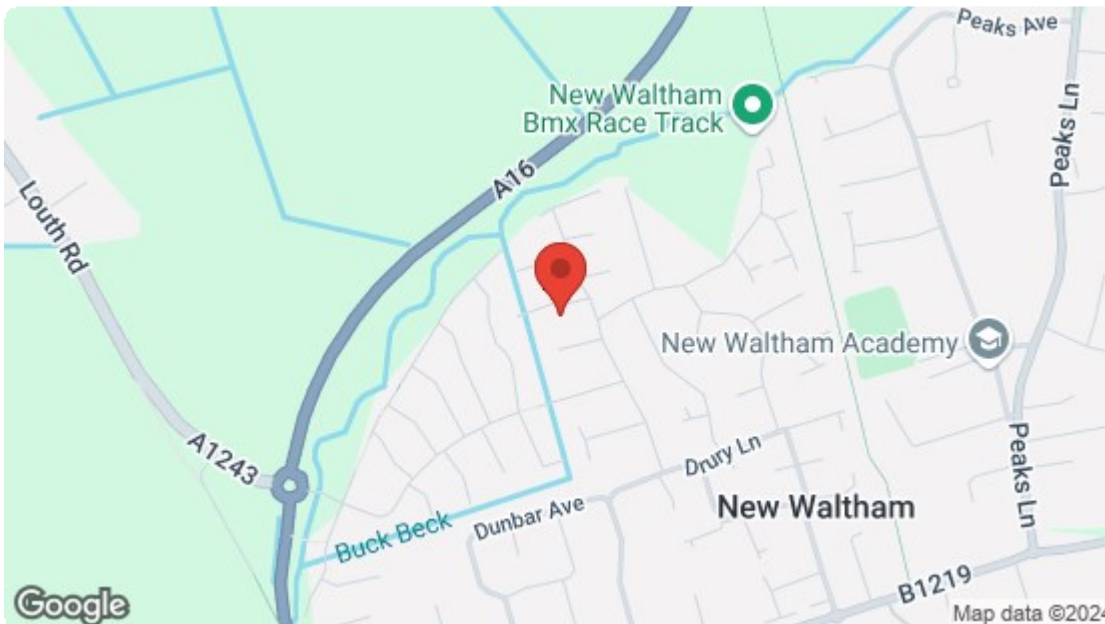


1ST FLOOR
652 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA: 1335 sq.ft. (124.1 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for indicative 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			84
(81-91) B		74	
(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.