



## 80 Brigsley Road Waltham, Grimsby, North East Lincolnshire DN37 0LA

Picturesque detached bungalow with beautifully maintained gardens, situated on Brigsley Road, Waltham. Just a stone's throw from Waltham Windmill and a short walk to the village centre, which boasts an abundance of amenities, cafes, and bars. The property features gas central heating and uPVC double glazing. The accommodation includes a reception hallway, kitchen, sunroom, two reception lounges one of which could be used as a third bedroom, two double bedrooms, and a bathroom. Sitting on a large plot, the bungalow retains many original features. The front of the property boasts a large resin driveway, providing ample off-road parking and leading to a detached garage and garden store. The private rear garden is a gardener's dream, mainly laid to lawn with mature planting and dual aspect patio areas. Viewing is essential to appreciate this rare opportunity to purchase a detached bungalow, offered for sale with no forward chain.

**Chain Free £350,000**

- RARE OPPORTUNITY
- TWO/THREE BEDROOM DETACHED BUNGALOW
- TWO RECEPTION ROOMS (One of which could be the third bedroom)
- KITCHEN
- SUNROOM
- BATHROOM
- uPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- DELIGHTFUL GARDENS
- GARAGE & GARDENERS STORE
- NO FORWARD CHAIN



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

### ENTRANCE

Access via a uPVC door with glazed panel, side light and top light panels to the reception hallway.



### RECEPTION HALLWAY

Setting the feel for the rest of the bungalow the welcoming hall way has feature cornice to the ceiling, plate rack, carpeted flooring, radiator with ornate cover and hand made cloaks cupboard.



### LOUNGE/BEDROOM THREE

17'1" x 11'7" (5.21 x 3.54)

The bright and airy lounge has a uPVC double glazed bay window to the front and two further uPVC windows to the side, with feature coverd ceiling and cornice, high skirting boards, carpeted flooring and radiator. The main focal point is the feature fireplace with white wood surround marble hearth and coal effect gas fire. This versatile room would make an ideal third bedroom.



### LOUNGE

Additional Photograph



## LOUNGE

Additional Photograph



## LOUNGE

Additional



## REAR SITTING ROOM

19'9" x 8'10" (6.02 x 2.71)

The rear sitting room has a uPVC double glazed French doors to the rear and side window. Finished in keeping with the rest of the property with coved ceiling, cornice and ceiling rose, high skirtings, carpeted flooring and radiator. Again the main focal point is the feature fireplace with its white wood surround, marble hearth and iron grate.



## REAR SITTING ROOM

Additional Photograph



## REAR SITTING ROOM

Additional Photograph



## REAR SITTING ROOM

Additional Photograph



## KITCHEN

15'2" x 7'5" (4.63 x 2.28)

The kitchen benefits from a range of cream fronted wall and base units with contrasting wood effect work surfaces and tiled splash back and incorporates a stainless steel sink and drainer, electric hob with electric fan assisted oven and grill beneath and extractor hood above. Under counter fridge and washing machine. Boiler in matching cupboard. Finished with two uPVC double glazed windows to the side aspect and glazed door leading to the sunroom. Coved ceiling with down lights, radiator having ornate cover, tiled floor and open arch to the rear sitting room.



## KITCHEN

Additional Photograph



## KITCHEN

Additional Photograph



## SUNROOM

10'11" x 9'0" (3.33 x 2.76)

The handy addition to the property is presently used as a dining room to enjoy the beautiful view of the rear garden. Having dual aspect uPVC doors and tiled flooring.



## SUNROOM

Additional Photograph



## BEDROOM ONE

15'5" x 11'8" (4.70 x 3.56)

The first double bedroom is to the front of the property with a uPVC double glazed bay window, coved ceiling, cornice, carpeted flooring, radiator with ornate cover and picture rail.



## BEDROOM ONE

Additional Photograph



## BEDROOM ONE

Additional Photograph



## BEDROOM TWO

16'9" x 9'11" (5.11 x 3.03)

The second double bedroom is to the rear of the property and has a uPVC double glazed bay window with window seat which provides extra storage, built in wardrobes, picture rail, radiator with ornate cover and carpeted flooring.



## BEDROOM TWO

Additional Photograph



## WINDOW SEAT



## BATHROOM

9'11" x 6'6" (3.04 x 1.99)

The bathroom benefits from a white three piece suite comprising of; Panel bath with shower over and glazed screen, hand wash basin set above handy vanity unit to provide storage and extending to the low flush wc with hidden cistern. Having part tiling to the splash back areas and modern panelling to dado high, tiled floor, coved ceiling and down lights. Victorian style radiator and heated towel warmer, built in airing cupboard. uPVC double glazed window to the side aspect.



## BATHROOM

Additional Photograph



## OUTSIDE

### GARDENS

The bungalow stands back from the road with a resin sweeping driveway which leads onto the garage and provides ample off road parking for several vehicles. Having fenced boundaries to the sides and open plan lawned front garden with mature planting. The private rear garden is a gardeners drive with its hedge boundaries, extensive lawns and mature planting. Tow paved patio areas ideal for entertaining or just a quite coffee in the truly beautiful surrounding.



**GARDENS**



**GARDENS**



**GARDENS**



**GARDENS**  
Additional Photograph





## GARDENS

Additional Photograph



## GARDENS

Additional Photograph



## GARAGE

29'2" x 9'5" (8.9 x 2.88)

Brick built garage with roller door to the front, side window and open to the rear garden store. Fitted with electric and lighting.

## GARDERS STORE

12'2" x 4'10" (3.73 x 1.48)

Open from the garage with a rear access door. Handy storage for a budding gardener.

## REAR VIEW

Additional Photograph



## FRONT VIEW



## FRONT VIEW



## DRIVEWAY



## PROBATE

This is a property is under property probate. Probate was applied for 20th May 2024.

## COUNCIL TAX BAND & EPC RATING

Council Tax Band -  
EPC - D

## 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.

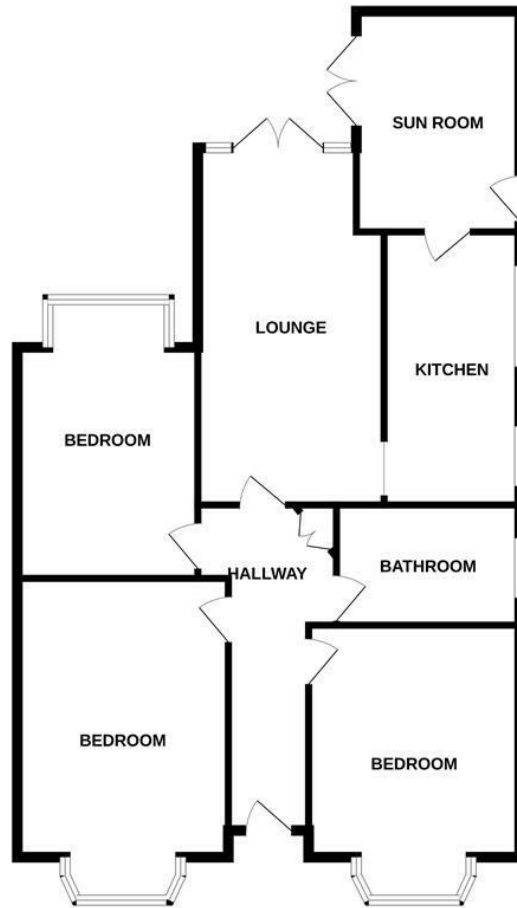
## VIEWING ARRANGEMENTS

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.  
Made with Metropix ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C		61	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.