

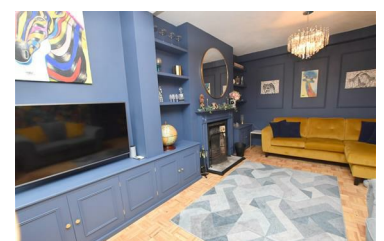


149 Waltham Road Scartho, North East Lincolnshire DN33 2NG

A superb traditional style DETACHED FOUR BEDROOM FAMILY HOUSE which stands well back from the road on a 1/3 of an acre. The accommodation has been improved and extended by the existing owners to include: Entrance porch, impressive entrance hall, formal lounge, second sitting room, hobbies room, a stunning open plan living dining kitchen which extends into a playroom and sun room. large utility room and separate wc. To the first floor is a master bedroom suite which includes a dressing room, en suite shower room and double bedrooms together with three further double bedrooms and two family bathrooms. Gas central heating system. Double glazing. Cavity wall insulation. Detached garage, workshop and wc together with a substantial workshop, summerhouse/bar and a covered seating area.

£495,000

- HANDSOME DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- HOBBIES ROOM
- LARGE OPEN PLAN LIVING INCLUDING A STUNNING KITCHEN
- UTILITY & WC
- MASTER BEDROOM SUITE INCLUDING DRESSING ROOM EN SUITE AND BEDROOM
- THREE FURTHER BEDROOMS
- TWO FAMILY BATHROOMS
- BRICK GARAGE AND STORE, PLUS ADDITIONAL WORKSHOP AND EATING AREA
- LOVELY GARDENS



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

ENTRANCE

ENTRANCE PORCH

Approached via a composite entrance door, this pretty entrance porch has a statement ornate coloured glass window to the front elevation, fitted dado rail and a decorative tiled floor. A multi paned glazed door leads into:-



RECEPTION HALLWAY

Divided into two main sections this impressive hallway has a striking ornate tiled floor two radiators, fitted dado rail and a staircase leading up to the first floor.



ENTRANCE HALL

Additional photo



SITTING ROOM/SNUG (FRONT)

14'5" x 11'10" (4.41 x 3.63)

This cozy second sitting room has double glazed windows to the front and side elevations, fitted with automated roman blinds, radiator and coving to ceiling. The focal point of this room is the fireplace recess which houses a black cast iron gas fire having a decorative oak style mantle above.



SITTING ROOM/SNUG



FORMAL LOUNGE

16'5" x 10'10" (5.01 x 3.32)

Decorated in a dark navy blue which includes wall panelling, useful cupboards, floating shelving either side of the matching fire surround which has a decorative tiled grate with provision for an open fire together with a accent wall decorated in vibrant wall paper. Three double glazed window again fitted with automated blinds. Radiator.



FORMAL LOUNGE

Additional photo



STUDY/OFFICE

10'9" x 6'5" (3.30 x 1.96)

Ideal for use as a home office/hobbies room is fitted with a useful bank of floor to ceiling storage cupboards together with a built in desk area. Double glazed window. Radiator. Inset spot lights to ceiling.



UTILITY ROOM

9'10" x 9'10" (3.01 x 3.01)

Fitted with a range of navy blue base and wall cupboards including a fridge freezer housing unit and floor to ceiling storage cupboards all with copper handles. The sparkling Quartz work surfaces are inset with a Butler white sink and has space beneath for washing machine etc. Double glazed window and door. Inset spot lights to ceiling. Laminate flooring. Grey contemporary styled radiator.



UTILITY ROOM



CLOAKROOM

Dark navy blue painted walls including a two concealed cupboards housing the Baxi gas fired boiler and the pressurised hot water cylinder. Laminate flooring. Small vanity unit and a low flush wc.



LARGE OPEN PLAN LIVING DINING KITCHEN

This is a large open plan area which includes a dining kitchen area which extends into a playroom and sun room areas.



KITCHEN DINER

20'7" x 14'9" (6.28 x 4.51)

This area is fitted with base and wall cupboards in contrasting two tone navy blue and pale grey having copper handles including integrated appliances comprising two Neff double electric ovens and induction hob, together with an integrated dishwasher and fridge/freezer plus a slimline wine cooler. The contrasting Quartz work surfaces are inset with a stainless steel sink and to complete this fabulous kitchen/diner is a substantial matching island unit which houses the induction hob. Inset spot lights and Velux window to the part vaulted ceiling. Laminate flooring. Vertical grey radiator. Double glazed window.



KITCHEN DINER



KITCHEN DINER



SUNROOM

10'11" x 9'6" (3.35 x 2.90)

Having open access from the dining kitchen and with views over the rear garden is this additional seating area which has double glazed windows and doors opening onto the rear garden.



PLAYROOM

11'4" x 9'8" (3.47 x 2.96)

Again with open access into the dining kitchen and direct access from the entrance hall, the play room has one wall papered in a striking Giraffe print, a double glazed window and radiator. Laminate flooring.



FIRST FLOOR

FIRST FLOOR LANDING

Walk in laundry cupboard



MASTER SUITE

A fabulous master bedroom suite comprising a:-

DRESSING ROOM

9'4" extending to 16'5" x 9'2" (2.87 extending to 5.02 x 2.8)

Fitted with open hanging space and includes a small dressing table area with a double glazed window and radiator. Inset spot lights to ceiling



DRESSING TABLE AREA



EN SUITE SHOWER ROOM

8'5" x 6'9" (2.59 x 2.06)

This stylish en suite is fitted with a large walk in fully tiled shower area having a rain forest shower head and a hand held shower spray together with a vanity unit having two counter top bowls with a mirror and tiled splash backs above and a low flush wc. LED demisting mirror with backlit and shaving point. Heated towel rail. Inset spot lights to ceiling. Vinyl flooring. Double glazed window.



EN SUITE SHOWER ROOM



BEDROOM

14'8" x 11'9" (4.48 x 3.60)

Double glazed window, remote ceiling light and fan and radiator.



BEDROOM TWO (REAR)

13'6" x 9'10" (4.12 x 3.01)

Double glazed window. Radiator. Access to roof space.



BEDROOM THREE (FRONT)

16'9" x 10'10" (5.13 x 3.32)

Two double glazed windows. Radiator. Mock black cast iron fire surround



BEDROOM FOUR (FRONT)

11'11" x 14'4" (3.65 x 4.39)

Two double glazed windows to the front elevation, radiator and fitted picture rail.



FAMILY BATHROOM (SIDE)

10'11" x 6'3" (3.34 x 1.91)

Fitted with a suite in white comprising a panelled bath, a pedestal wash hand basin, a low flush wc and a corner shower cubicle. Radiator. Double glazed window. Radiator.



BATHROOM

Additional photo



SECOND FAMILY BATHROOM (FRONT)

11'10" x 5'5" (3.62 x 1.66)

This relaxing bathroom is finished in a woodland green tongue and groove wall boarding to dado height and includes a large tiled shower area having a glass screen, a panelled bath, a pedestal wash hand basin and a low flush wc. Extractor fan. Radiator. Inset spot lights to ceiling.



SECOND BATHROOM

Additional photo



OUTSIDE



THE GARDENS

As previously mentioned the property stands on a superb plot around a 1/3 acre, well back from Waltham Road behind modern wrought iron railings, the fore garden is mainly concreted edged with block paving and borders mature bushes and shrubbery. The concrete driveway extends to the side of the property to the garage at the rear. The fabulous private rear garden contains a large paved patio area which is situated close to the property ideal for outside entertaining with steps leading down to the main lawn. The main lawned garden contains a raised covered eating area, a substantial timber summer house and a detached workshop.



THE GARDENS

Additional photo



BRICK GARAGE

16'8" x 9'10" (5.1 x 3)

Double opening doors to the front plus light and power.

GARDENER'S TOILET

This useful outside wc is ideal when either entertaining in the garden during the summer months.

OUTSIDE UTILITY

This brick utility area has power and plumbing and is attached to the rear of the garage.

THE GARDENS

Additional photo



THE GARDENS

SUMMER HOUSE

Additional Photograph



SUMMER HOUSE

Additional Photograph



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 AND EPC

Council Tax Band - E

EPC - D

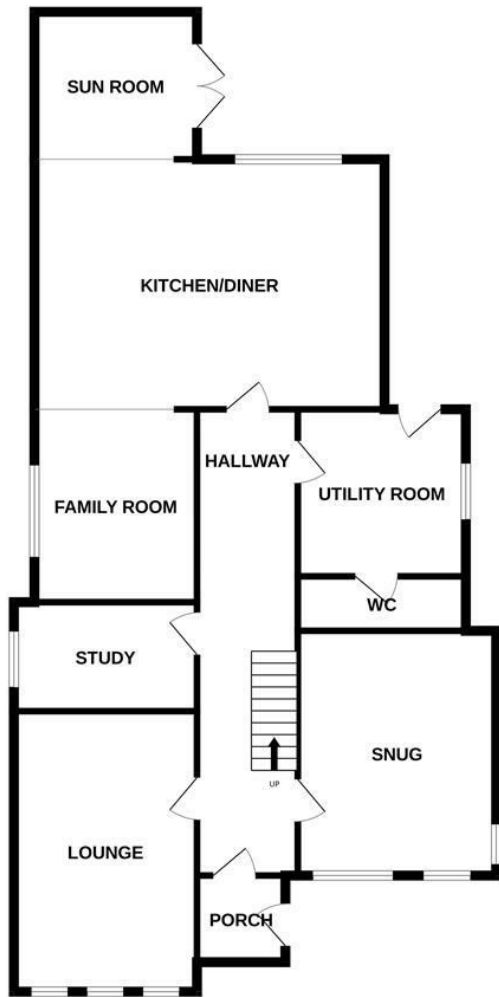
VIEWING ARRANGEMENTS

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

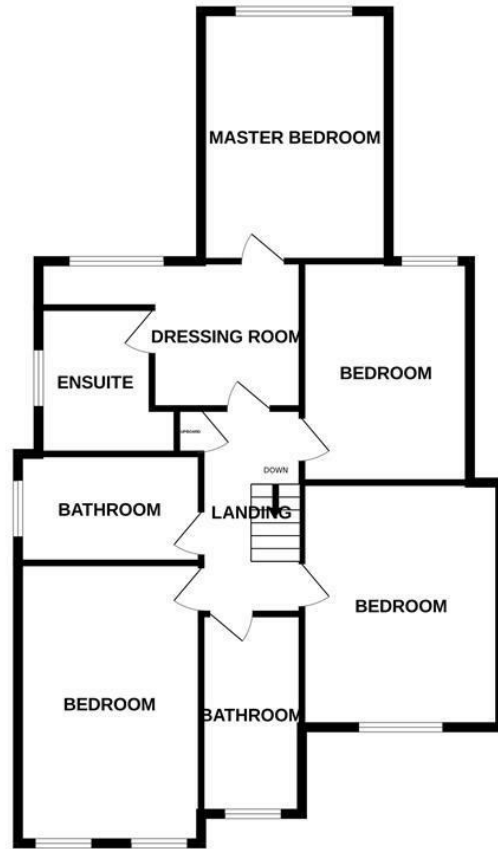
OPENING TIMES

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

GROUND FLOOR



1ST 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			
(81-91) B			
(69-80) C			
(55-68) D		68	80
(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.