



7 Lindisfarne Avenue New Waltham, North East Lincolnshire DN36 4QB

An individually designed DETACHED THREE BEDROOM BUNGALOW standing in stunning SOUTH WESTERLY GARDENS, located in the popular village of New Waltham which is well served by excellent facilities. The deceptively spacious accommodation is immaculately presented throughout and includes: Entrance hall, excellent sized lounge/dining room, well fitted kitchen/breakfast room with integrated appliances, three bedrooms and a shower room/wc. Gas central heating system. Double glazing. Integral garage. Front garden with off road parking plus a fabulous enclosed rear gardens. Carpets, curtains and blinds included. NO FORWARD CHAIN.

£330,000

- SUPERB DETACHED BUNGALOW
- DELIGHTFUL GARDENS
- LOUNGE/DINING ROOM
- FITTED KITCHEN/BREAKFAST ROOM
- THREE BEDROOMS
- BRAND NEW SHOWER ROOM/WC
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- INTEGRAL GARAGE
- NO FORWARD CHAIN



DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

ACCOMMODATION

MEASUREMENTS

All measurements are approximate.

GROUND FLOOR ONLY

ENTRANCE HALL

Approached via a uPVC entrance door with a double glazed side panel. Radiator, fitted dado rail and coving to ceiling. Striking LVT oak styled flooring. Fitted storage cupboard.



LOUNGE/DINING ROOM

15'9" x 18'4" (4.81 x 5.61)

This excellent sized room has two double glazed window, radiator and coving to ceiling. The focal point is the dark polished wood fire surround which is inset with a living flame gas fire.



LOUNGE/DINING ROOM

Additional photo



LOUNGE/DINING ROOM

Additional photo



KITCHEN/BREAKFAST ROOM

13'10" x 15'5" (4.23 x 4.70)

Fitted with a range of medium oak style base and wall cupboards incorporating an electric oven, hob and extractor fan together with an integrated dishwasher also included in the sale in the fridge/freezer. The contrasting mottled work surfaces are inset with a white resin sink unit with space beneath for washing machine. Tiled flooring. Radiator. Two double glazed windows and door. Coving to ceiling. Ample space for breakfast table and chairs.



KITCHEN/BREAKFAST ROOM

Additional photo



BEDROOM 1 (REAR)

12'6" x 9'11" (3.83 x 3.04)

Double glazed window, coving to ceiling and radiator.



BEDROOM 1

Additional photo



BEDROOM 2

9'11" x 10'4" (3.03 x 3.15)

Double glazed french doors opens onto the enclosed rear garden, radiator, coving to ceiling and LVT oak style flooring.



BEDROOM 3

7'10" x 12'8" (2.41 x 3.87)

Again fitted with LVT flooring, double glazed window, radiator and coving to ceiling.



SHOWER ROOM/WC

6'3" x 8'8" (1.93 x 2.66)

The shower room has been modernised by the current owners to include a white three piece suite comprising of; Walk in shower with rainfall head, glazed screens and Aqua panelling to the splashbacks, low flush wc and modern floating vanity unit with storage draws. Hanging modern wall units handy for storage, heated towel rail, and steam free mirrors. Finished with wood effect vinyl flooring and uPVC double glazed window to the side aspect.



SHOWER ROOM

Additional Photograph



SHOWER ROOM

Additional Photograph



OUTSIDE



INTEGRAL GARAGE

17'0" x 9'6" (5.19 x 2.91)

An electric door to the front, light and power. In addition there is a fold down ladder leading up to additional storage to the eaves.

THE GARDENS

As previously mentioned the property stands in excellent sized gardens with the fore garden being set behind a small brick wall and is gravelled and inset with manicured ornamental bushes and shrubbery, a block paved driveway allows for additional off road parking which extends to form a pathway to the rear garden. The stunning large rear garden is mainly lawned edged with mature borders together with a block paved patio area ideal for outside entertaining. Included in the sale is the timber summer house.



THE GARDENS



THE GARDENS

Additional photo



SUMMERHOUSE



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 - C

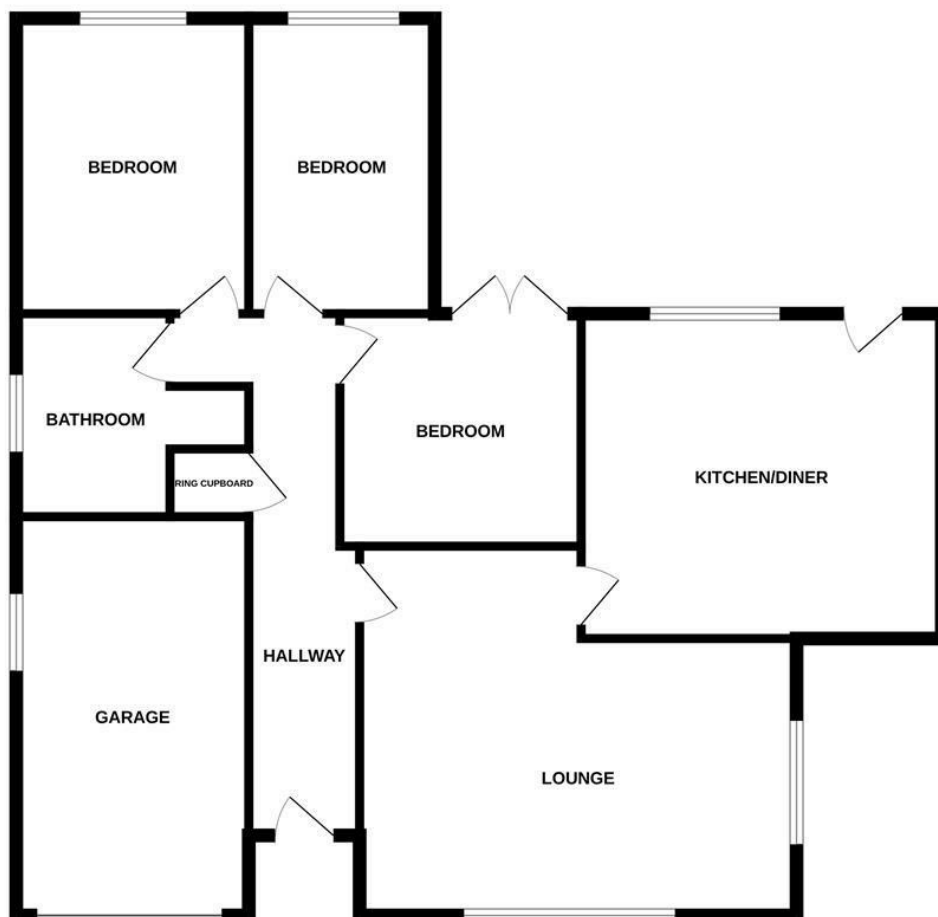
VIEWING ARRANGEMENTS

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

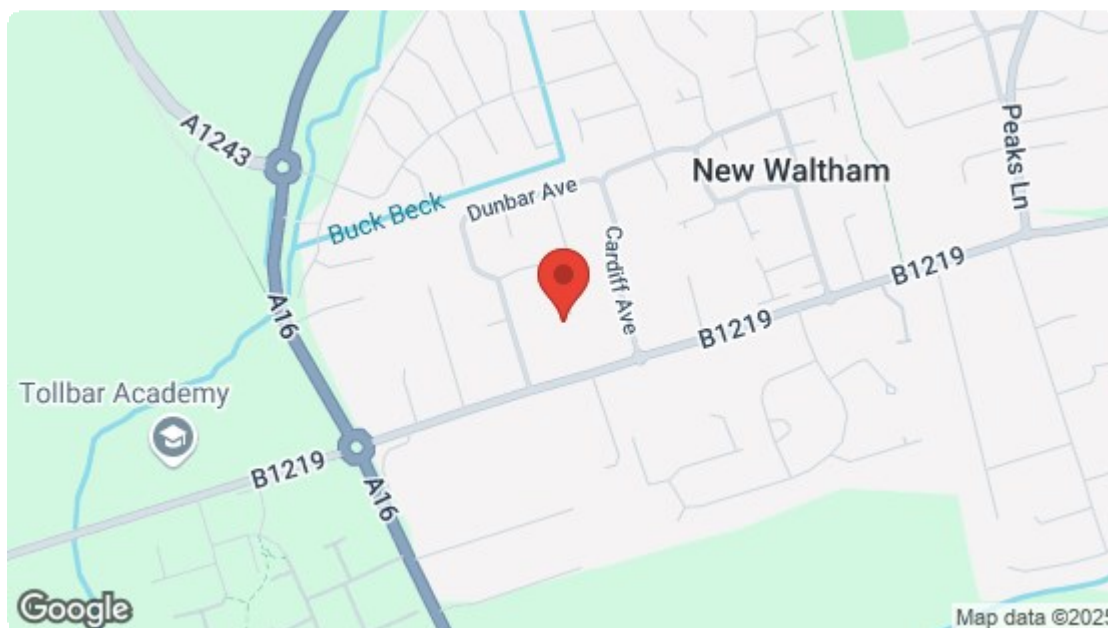
OPENING TIMES

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			82
(81-91) B			
(69-80) C			
(55-68) D		65	
(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.