



176 Waltham Road Scartho, North East Lincolnshire DN33 2NQ

We are delighted to offer for sale this an EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME nestled between Waltham and Scartho Villages close to all local amenities and highly regarded schools. The property benefits from gas central heating and uPVC double glazed and has been modernised by the current owners to include; Reception hallway, lounge with multi fuel stove, kitchen diner, rear sitting dining room with multi fuel stove and to the first floor three bedrooms and family bathroom. Sitting with a well maintained front garden with ample off road parking for two vehicles and driveway leading to the detached garage and rear garden. The rear garden benefits from a sunny aspect with fenced boundaries and is mainly laid to lawn with mature planting and a wooden cabin/home office. Viewing is highly recommended offered for sale with NO FORWARD CHAIN.

Chain Free £270,000

- VILLAGE LOCATION
- SEMI DETACHED FAMILY HOME
- KITCHEN DINER
- LOUNGE
- REAR SITTING DINING ROOM
- THREE BEDROOMS
- FAMILY BATHROOM
- FRONT & REAR GARDENS
- CABIN/HOME OFFICE
- NO FORWARD CHAIN



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

ENTRANCE

Accessed via an arched uPVC double glazed door into the hallway.



HALLWAY

Having wood effect laminate flooring with carpeted stairs leading to the first floor with white wooden spindle balustrade and Oak hand rail, coved ceiling, picture rail, built in storage cupboards and handy under stairs storage.



LOUNGE

16'7" x 12'0" (5.07 x 3.66)

To the front aspect with a uPVC double glazed bay window, coved ceiling and cornice with high skirting and feature open chimney with granite hearth and multi fuel stove. Radiator.



LOUNGE

Additional Photograph

KITCHEN DINER

23'2" x 9'5" (widest) (7.07 x 2.89 (widest))

The kitchen diner has been tastefully modernised to include a large range of Anthracite coloured wall and base units with matching pan draws, quartz work surfaces that extend to include a breakfast bar and matching upstands incorporating an inset sink, electric fan assisted oven, combination microwave, induction hob with black glass splashback and modern extractor fan. Ample space for a freestanding fridge freezer, washing machine and dishwasher. Wall mounted boiler in matching unit. Finished with pendant drop lighting, radiator, wood effect vinyl flooring and dual aspect uPVC double glazed window with a half glazed uPVC door leading to the rear garden. Open to the dining area.



KITCHEN DINER

Additional Photograph



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Additional Photograph



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Additional Photograph



REAR SITTING DINING ROOM

26'4" x 12'0" (8.04 x 3.67)

This dual purpose room is to the rear of the property with uPVC double glazed French door and side windows leading to the garden. Presently set with the dining area to one and lounge to the other with the main focal point being the open chimney breast with Oak beam, exposed brick, tiled hearth and multi fuel stove. Finished with down lights to the ceiling, solid wood flooring and two radiators.



REAR SITTING DINING ROOM

Additional Photograph

REAR SITTING DINING ROOM

Additional Photograph



REAR SITTING DINING ROOM

Additional Photograph



FIRST FLOOR

FIRST FLOOR LANDING

Having continued carpeted flooring with white spindle balustrade with oak hand rails, covered ceiling, cornice, picture rails and uPVC double glazed window to the side aspect. Loft access to the ceiling. The loft has partial boarding and lighting.



BEDROOM ONE

12'9" x 12'0" (3.89 x 3.66)

The master bedroom is to the rear of the property with a uPVC double glazed window, built in wardrobe, carpeted flooring, radiator and 1930's tiled fireplace with grate.



BEDROOM ONE

Additional Photograph



BEDROOM TWO

11'11" x 11'10" (3.64 x 3.63)

The second double bedroom is to the front aspect with a uPVC double glazed window, carpeted flooring, picture rail and radiator. Feature 1930's tiled fire place with grate.



BEDROOM TWO

Additional Photograph



BEDROOM THREE

8'0" x 7'4" (2.46 x 2.25)

The third bedroom is a good size with a uPVC double glazed window to the front aspect, picture rail, carpeted flooring and radiator.



FAMILY BATHROOM

7'5" x 7'3" (2.27 x 2.23)

The bathroom benefits from a white three piece suite comprising of; Jacuzzi bath with mains fed power shower and glazed screen, wall mounted hand wash basin and low flush wc. Finished with tiled walls, wood effect vinyl flooring, radiator and dual aspect uPVC double glazed windows.



OUTSIDE

GARDENS

The property has an open access paved driveway to the front which leads to the side of the property to the detached garage and provides ample off road parking. The remaining of the front garden is laid to lawn with mature shrubs and trees planted. The westerly facing rear garden benefits from generous sunshine the majority of the day and has fenced boundaries, and a gate leading to the driveway. Paved patio and lawn area with mature planting to the borders. Wood store and Wooden cabin/home office.



GARDENS

Additional Photograph



CABIN/HOME OFFICE

10'5" x 6'7" (3.20 x 2.02)

The wooden cabin and double glazed windows and is fully insulated and is fitted with electric, lighting and wall heater.

CABIN/HOME OFFICE

Additional Photograph



GARAGE

The detached garage has double wooden doors to the front and is fitted with electric and lighting.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - C

EPC -

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.

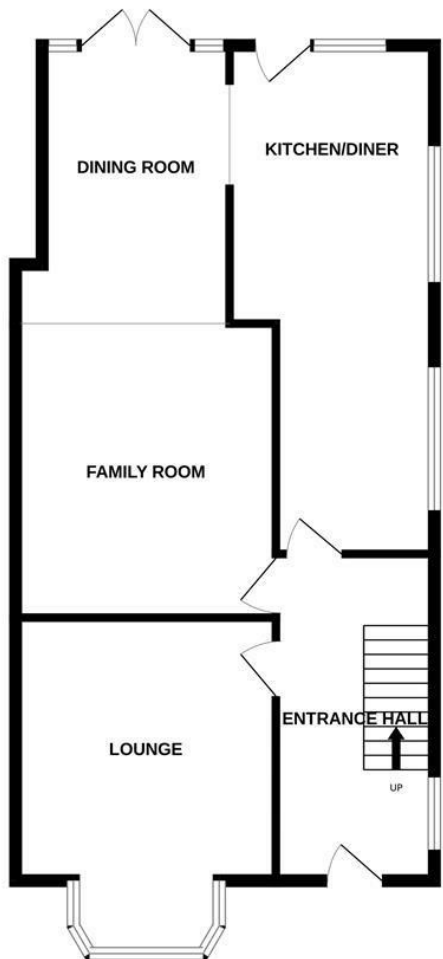
VIEWING ARRANGEMENTS

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

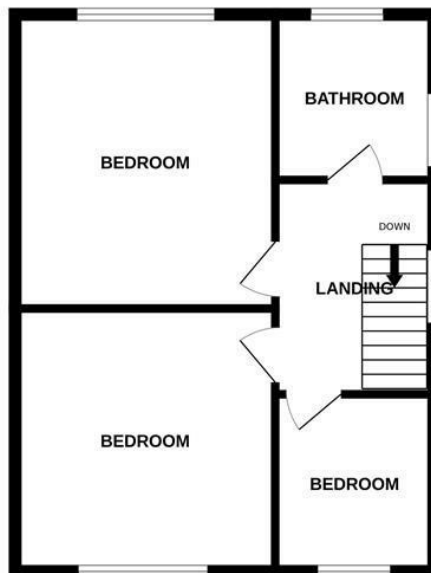
OPENING TIMES

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

GROUND FLOOR



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			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		63	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(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 firms 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.