



3 Chestnut Road Waltham, Grimsby, North East Lincolnshire DN37 0DF

We are delighted to offer for sale this fully modernised THREE BEDROOM DETACHED BUNGALOW which has been fully renovated by the current vendors, situated in the ever popular village of Waltham close to all local amenities, bars, restaurants and highly regarded schools. The property benefits from gas central heating, uPVC double glazing, solar panels (owned by the property) and air purification system. The modern accommodation comprises of; entrance hallway, living dining kitchen, THREE DOUBLE BEDROOMS, master with en suite shower room and family bathroom. The property stand with a driveway providing off road parking, low maintenance front garden laid with shingle, newly fitted fenced boundaries including the rear garden. The rear garden is laid to lawn with a decked patio area. Viewing is highly recommended.

£260,000

- DETACHED BUNGALOW
- WALTHAM VILLAGE LOCATION
- FULLY REFURBISHED BY CURRENT OWNERS
- LIVING KITCHEN DINER
- THREE DOUBLE BEDROOMS
- MASTER EN SUITE SHOWER ROOM
- FAMILY BATHROOM
- SOLAR PANELS (OWNED BY THE PROPERTY)
- AIR PURIFICATION SYSTEM
- VIEWING HIGHLY RECOMMENDED



MEASUREMENTS

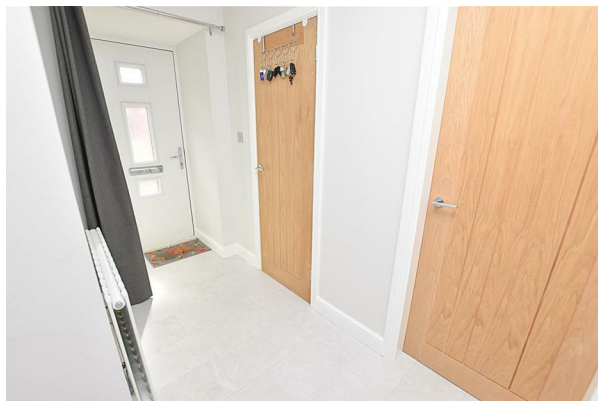
All measurements are approximate.

ACCOMMODATION

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ENTRANCE

Accessed to the side of the property via a composite door leading into the hallway.



HALLWAY

Having tiled effect laminate flooring with solid Oak connecting doors leading to the further accommodation. Air purification vendor and loft access to the ceiling. Partial boarding to the loft and wall mounted boiler.



LIVING DINING KITCHEN

23'4" x 21'9" (7.12 x 6.65)

The spacious living dining kitchen is ideal for a growing family or entertaining with its bi-fold doors leading to the decked patio area. The kitchen is design for modern living with its grey shaker style wall and base unit, quartz work surfaces that extend to a provide a breakfast bar area with feature pendant drop lights incorporating an inset sink with hot tap, induction hob with down draft extractor, microwave oven, one and half electric fan assisted oven, integrated fridge freezer, dishwasher and automatic washing machine. Further space for a family dining table and lounge area with a media wall and inset modern electric wall fire. Finished with dual aspect uPVC double glazed windows with white slate blinds, two column radiators, matching pendant lighting and tiled effect laminate flooring.



LIVING DINING KITCHEN



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MASTER BEDROOM

20'6" x 11'3" (6.25 x 3.44)

The master bedroom has been extended to provide a large spacious master suite with en suite shower room and dressing area with fitted wardrobes. The bedroom has a uPVC double glazed window to the front aspect with white slate blinds fitted, floor to ceiling feature headboard, carpeted flooring and column radiator.



MASTER BEDROOM



MASTER BEDROOM DRESSING



EN SUITE SHOWER ROOM

8'0" x 4'1" (2.45 x 1.25)

Oozing luxury this handy addition to the property benefits from a white three piece suite comprising of; Walk in shower rainfall shower having glazed screens with gold fitments, floating hand wash basin with vanity storage and low flush wc with hidden cistern. Finished with fully tiled walls and floor, heated towel rail, under floor heating, gold fitments and uPVC double glazed window to the side aspect.



BEDROOM TWO

11'3" x 10'0" (3.43 x 3.06)

To the front of the property with a uPVC double glazed window with white slate blinds, carpeted flooring, column radiator, built in storage and tv point.



BEDROOM TWO



BEDROOM THREE

11'4" x 10'5" (3.46 x 3.20)

The third double bedroom has a uPVC double bedroom has a uPVC double glazed window to the side aspect with white slate blinds, carpeted flooring and column radiator.



FAMILY BATHROOM

7'3" x 7'2" (2.23 x 2.20)

The family bathroom benefits from a white three piece suite comprising of; Freestanding tear shaped corner bath with floor standing spinning tap and shower head, floating hand wash basin with vanity draw and low flush wc with hidden cistern. Finished with fully tiled walls and floor, down lights to the ceiling, heated towel rail and uPVC double glazed window to the side aspect.



OUTSIDE

THE GARDENS

The property has fenced boundaries to the front and side with open access driveway providing ample off road parking, shingled front garden and wooden gate leading to the side of the property. the rear garden again has newly fitted fenced boundaries and is mainly laid to lawn with a decked patio area providing the ideal outside entertaining area.



THE GARDENS



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.

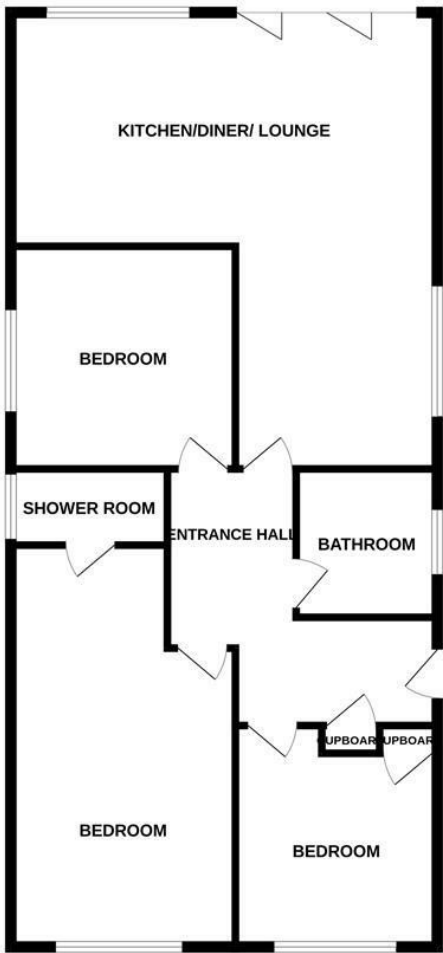
VIEWING ARRANGEMENTS

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

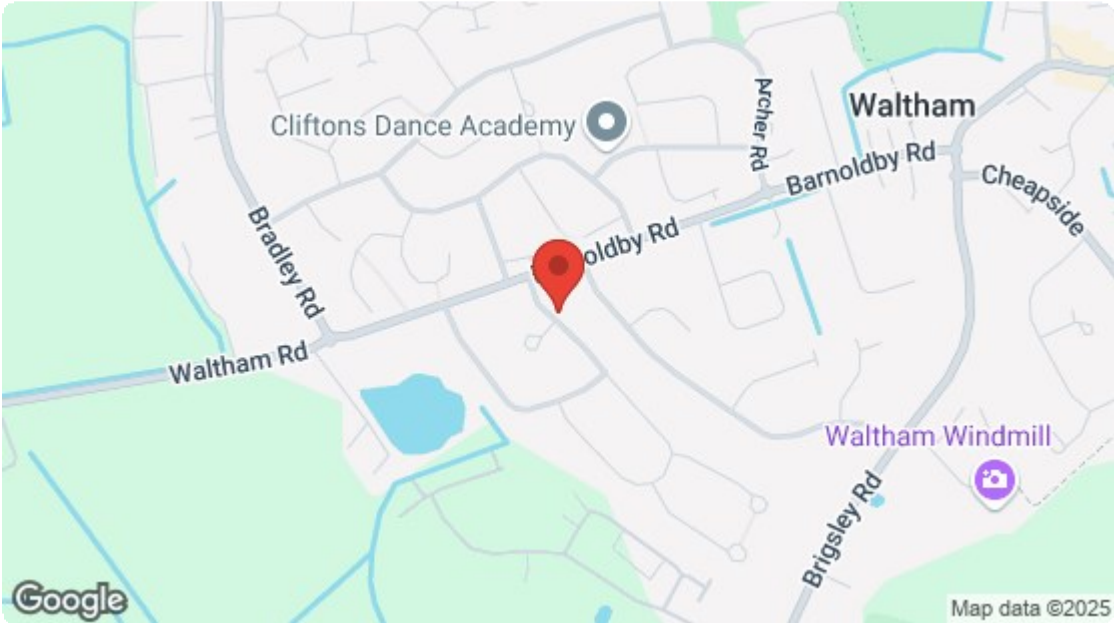
OPENING TIMES

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

GROUND FLOOR



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	85	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
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		
EU Directive 2002/91/EC		
England & Wales		

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.