



101 Woodhall Drive Waltham, North East Lincolnshire DN37 0UX

We are delighted to offer for sale this immaculately presented TWO BEDROOM SEMI DETACHED BUNGALOW situated on the edge of the ever popular village of Waltham close to all local amenities and highly regarded schools. Finished to a high specification and benefitting from gas central heating and uPVC double glazing with the accommodation comprising of; Entrance hall, Lounge diner, kitchen, two double bedrooms and shower room. The property enjoys a corner position with wrap round gardens, driveway for off road parking and fully alarmed single brick built garage. The southerly facing rear garden is paved for low maintenance and has fenced boundaries and electric car charging point. Viewing is highly recommended.

£225,000

- VILLAGE LOCATION
- SEMI DETACHED BUNGALOW
- KITCHEN DINER
- LOUNGE DINER
- TWO DOUBLE BEDROOMS
- SHOWER ROOM
- WRAP ROUND GARDENS
- SOUTHERLY FACING LOW MAINTENANCE REAR GARDEN
- ELECTRIC CAR CHARGING POINT
- OFF ROAD PARKING DETACHED GARAGE



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

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ENTRANCE

Accessed via a uPVC double glazed door with side light panel into the hallway.



HALLWAY

The welcoming hallway has coving to the ceiling, wood effect laminate flooring and radiator fitted. Loft access to the ceiling with a pull down ladder and light fitted.



KITCHEN DINER

12'7" x 9'2" (3.86 x 2.81)

The kitchen diner benefits from a large range of cream fronted wall and base units with contrasting wood effect work surfaces and tiled splashbacks and incorporates a composite sink and drainer, gas hob with stainless steel chimney style extractor hood and electric fan assisted oven beneath. Ample room for further under counter appliances. Finished with coving to the ceiling and laminate effect tiled flooring, radiator and built in side board which could be altered to create a breakfast bar. uPVC double glazed window to the side aspect and uPVC double glazed door leading to the garden both with fitted blinds.



KITCHEN DINER



KITCHEN DINER



KITCHEN DINER



LOUNGE DINER
16'8" x 11'9" (5.10 x 3.59)

The lounge diner is to the front of the property with a uPVC double glazed bow window with fitted blinds, coving to the ceiling, carpeted flooring and two radiators. The main focal point is the feature fireplace with wood surround, marble back and hearth and inset electric fire. This great sized room has ample space for a dining table and three piece suite.



LOUNGE DINER



LOUNGE DINER



LOUNGE DINER



BEDROOM ONE

10'5" x 9'8" (3.20 x 2.96)

The master bedroom is to the front of the property and has a uPVC double glazed window with blinds fitted, carpeted flooring and radiator. Finished with a large range of haagensens built in wardrobes, matching over head cupboards and drawers.



BEDROOM ONE



BEDROOM TWO

10'3" x 9'4" (3.14 x 2.87)

The second double bedroom is to the rear aspect with a uPVC double glazed window with modern blinds fitted, wood effect laminate flooring, coving to the ceiling, radiator and built in Haagsensens wardrobes.



BEDROOM TWO



SHOWER ROOM

8'1" x 5'10" (2.48 x 1.80)

The shower room has been adapted to create a wet room which comprises of; Walk in shower, pedestal hand wash basin and low flush wc. Finished with fully tiled walls, wet room flooring with drainage, uPVC double glazed window to the rear with fitted blinds and a handy airing cupboard which houses the wall mounted combi boiler.



SHOWER ROOM



OUTSIDE

GARDENS

The property enjoys a corner position with wrap round gardens to the side having a low walled boundary, paved pathways leading round the property and mainly laid to lawn with mature planting to the borders. To the side of the property is a driveway which provides handy off road parking for two cars and leads to the garage and gated access to the rear garden. Electric car charging point. The private southerly facing rear garden is paved for low maintenance and has fenced boundaries with mature planting to the pebbled borders.



GARDENS



GARDENS

GARDENS



GARAGE

16'7" x 8'2" (5.06 x 2.49)

Detached brick built single garage with electric roller door to the front and side access door leading from the garden. Alarmed and fitted with electric and lighting.



FRONT VIEW



SIDE ENTRANCE & ELECTRIC CHARGER



COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

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.

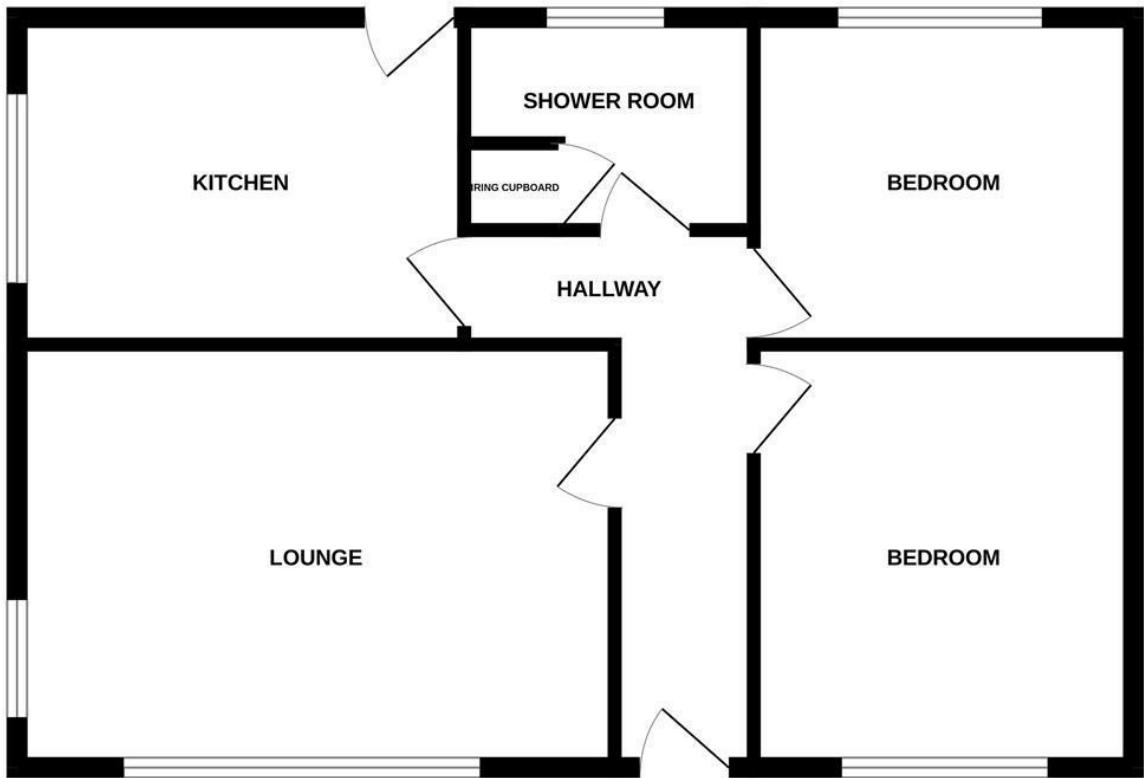
VIEWING ARRANGEMENTS

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		87
(81-91) B		
(69-80) C	71	
(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.