



4 Peaks Lane

New Waltham, Grimsby, North East Lincolnshire DN36 4QW

Joy Walker Estate Agents are delighted to offer for sale this fantastic opportunity to purchase this TWO BEDROOM DETACHED BUNGALOW situated in the heart of New Waltham village close to all local amenities, highly regard schools and a short drive to Grimsby and Cleethorpes town centres. The property has undergone a refurbishment project by the current owners to include, windows, new boiler, central heating system, kitchen, bathroom, carpeted, decor and modern consumer unit. The welcoming accommodation comprises of; Entrance hall, kitchen diner, conservatory, lounge, two double bedroom and modern bathroom. The bungalow offers mature gardens to the front and back, brick utility/hobby room, detached brick garage, timber shed and driveway providing off road parking. Early viewing is recommended offered for sale with NO FORWARD CHAIN.

Chain Free £225,000

- NEW WALTHAM VILLAGE
- DETACHED BUNGALOW
- REFURBISHED
- KITCHEN DINER
- CONSERVATORY
- LOUNGE
- TWO DOUBLE BEDROOMS
- UTILITY ROOM
- DETACHED GARAGE
- NO FORWARD CHAIN



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

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The property has undergone a refurbishment project which includes. New Windows, Kitchen, Bathroom, Carpets, flooring, boiler (5 year warranty) and central heating system, landscaped garden and decoration.

ENTRANCE

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



HALLWAY

The welcoming hallway has wood effect tiled flooring and radiator with arch way leading to the inner hallway. White modern connecting doors.



INNER HALLWAY

Having carpeted flooring and loft access to the ceiling. The loft is fully boarded and has a pull down ladder, newly fitted ideal boiler with 5 year warranty and electric and lighting.

KITCHEN DINER

23'6" x 10'7" (7.17 x 3.250)

The newly fitted modern kitchen benefits from a large range of off white wall and base units with modern white worksurfaces and tiled splashbacks incorporating a stainless steel sink and drainer, gas hob with extractor hood above and one and a half electric fan assisted self cleaning ovens. Ample further space for an automatic washing machine and free standing fridge freezer. This ideal space provides ample room for a family dining table and seating area and is finished with white washed walls, radiator, herringbone wood effect vinyl flooring and a wooden glazed door and sliding patio doors leads to the conservatory.



KITCHEN DINER



KITCHEN DINER



KITCHEN DINER



KITCHEN DINER



CONSERVATORY

14'0" x 9'0" (4.28 x 2.75)

The conservatory adds an added extra space to the spacious bungalow and has herringbone wood effect vinyl flooring. Door leading to the garden.



LOUNGE

16'8" x 16'6" (5.10 x 5.03)

The larger than average lounge has floor to ceiling double glazed window to the front aspect and side double glazed window, carpeted flooring, two radiators and grey washed stone feature chimney.



LOUNGE



LOUNGE



BEDROOM ONE

11'10" x 11'1" (3.62 x 3.40)

To the front of the property with a double glazed window, carpeted flooring, coved ceiling, and radiator.



BEDROOM ONE



BEDROOM TWO

11'2" x 8'6" (3.42 x 2.61)

The second double bedroom with a double glazed window, coved ceiling, carpeted flooring and radiator.



BATHROOM

7'6" x 7'0" (2.30 x 2.14)

The modern bathroom benefits from a newly fitted white four piece suite comprising of; Bath, walk in shower with glazed screen and dual head, one being rainfall, pedestal hand wash basin and low flush wc. Finished with modern Aqua panelling to the splashback areas, heated towel rail, wood effect herringbone vinyl flooring and uPVC double glazed window to the side aspect.



OUTSIDE

GARDENS

The property sits away from the road with a fenced boundaries and wooden access gate leading to the driveway which provides ample off road parking and leads on to the garage. The front garden has mature trees and bushes planted with paved pathways leading around. The private rear garden has fenced boundaries and is laid to lawn with a paved seating area.



GARDENS



GARDENS



BRICK UTILITY ROOM

15'10" x 6'9" (4.83 x 2.06)

Brick built utility or hobby room with dual aspect windows and entrance door. Fitted sink and drainer with unit beneath and space for appliances. Carpeted flooring.



GARAGE

Brick built garage with electric roller door, side window, 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.

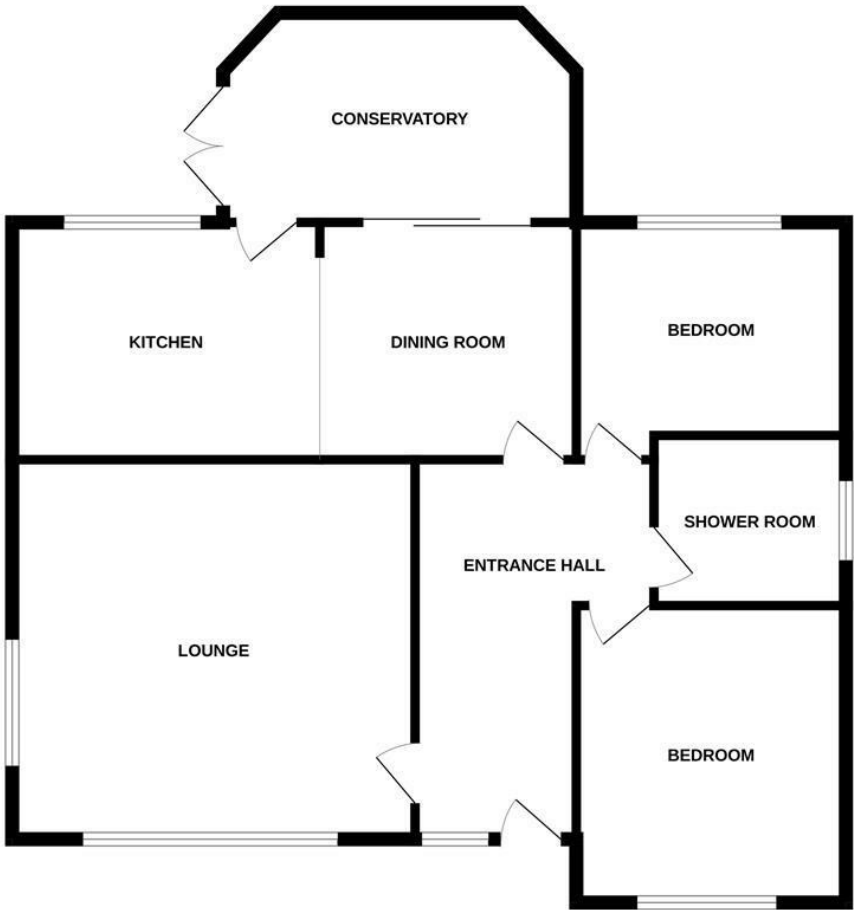
VIEWING ARRANGEMENTS

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



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		
(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 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.