



## 5 Whimbrel Way

New Waltham, North East Lincolnshire DN36 4YX

An deceptively spacious 4 BEDROOM DETACHED CHALET HOUSE which has been vastly improved by the present owners over recent years. The fashionably presented and flexible accommodation includes: Entrance hall, cloaks/wc, excellent sized lounge, second sitting room/four bedroom and a full width living dining kitchen to the ground floor plus three further bedrooms one having a dressing room and a family bath/shower room to the first floor. Gas central heating system. Double glazing. Detached brick garage. Open plan front garden plus an enclosed rear garden with a raised entertaining area. To fully appreciate the lovely home an internal inspection is strongly recommended.

**£295,000**

- STUNNING DETACHED CHALET HOUSE
- POPULAR VILLAGE LOCATION
- LOUNGE
- SECOND SITTING ROOM/BEDROOM 4
- LIVING DINING KITCHEN
- CLOAKS/WC
- THREE FIRST FLOOR BEDROOMS
- BATH/SHOWER ROOM
- BRICK GARAGE
- INTERNAL INSPECTION RECOMMENDED



## ACCOMMODATION

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## MEASUREMENTS

All measurements are approximate.

## GROUND FLOOR

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### SIDE ENTRANCE HALL

Approached via a double glazed entrance door with matching side panels, this welcoming hall has a striking LVT floor, radiator together with a white spelled staircase leading up to the first floor. Under stairs storage cupboard.



### CLOAKS/WC

Again fitted with stylish LVT flooring and having a suite in white comprising a low flush wc and a small vanity unit. Double glazed window. Heated towel rail.



### LOUNGE (FRONT)

21'3" x 12'5" (6.50 x 3.79)

This excellent sized lounge has a double glazed bay window to the front elevation plus two smaller double glazed windows to the side elevation located either side of the glass fronted contemporary styled electric fire. Two radiators.



### LOUNGE





### SITTING ROOM/FOURTH BEDROOM

12'0" x 11'7" (3.67 x 3.55)

This multi functional room has a double glazed window to the front elevation and radiator.



### LIVING DINING KITCHEN

24'5" x 14'2" (7.45 x 4.34)

Formerly two rooms this now stunning full width living dining kitchen has double glazed french doors to the sitting area plus a double window and door to the kitchen area plus inset spot lights to ceiling and again fitted with quality LVT flooring. The kitchen area is fitted with an abundance of pale grey base and wall cupboards incorporating an integrated dishwasher, washing machine, fridge/freezer together with a built in electric oven, microwave, an induction hob and extractor fan. The contrasting work surfaces are inset with a stainless steel sink unit with matching splash backs. Ample space for breakfast table and chairs.



### SITTING AREA



### KITCHEN AREA



### FIRST FLOOR

## LANDING

The white spelled staircase leads up from the ground floor. Access to roof space. Double airing/storage cupboard.



## LANDING



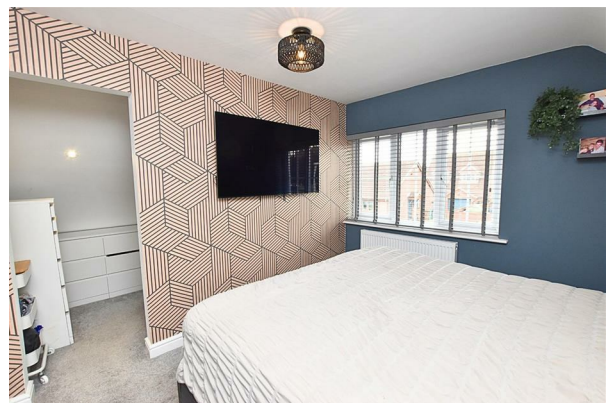
## BEDROOM 1 (FRONT)

10'4" x 9'8" (3.16 x 2.95)

Double glazed window. Radiator. Open access leads into the dressing room



## BEDROOM 1



### DRESSING ROOM

6'0" x 11'0" (1.84 x 3.37)

Open hanging space. Inset spot lights to ceiling.



### BEDROOM 2

11'8" x 11'9" (3.58 x 3.59)

Double glazed window. Radiator.



### BEDROOM 2



### BEDROOM 3

11'8" x 10'2" (3.58 x 3.12)

Double glazed window. Radiator. Wall mounted boiler concealed within a cupboard.





### **FAMILY BATHROOM/WC**

6'1" x 10'7" (1.87 x 3.23)

This spacious family bathroom is fitted with a free standing oval bath including a hand held shower spray, a wall hung vanity unit, a concealed wc and a corner shower cubicle. Inset spot lights to ceiling. Double glazed window. Heated towel rail. LVT flooring. The walls are fully tiled including a striking tiled accent wall behind the free standing bath.



### **BATHROOM**



### **OUTSIDE**



### **DETACHED BRICK GARAGE**

19'3" x 9'3" (5.87 x 2.82)

Electric door to the front. Light and power. Additional storage to eaves.

### **THE GARDENS**

The property stands in both front and rear gardens, the open plan fore garden is gravelled for ease of maintenance inset with established shrubbery together with a wide concrete driveway leading to the garage at the rear. The enclosed rear garden includes an artificial lawn area together with a raised wood deck area having a timber arbor inset with blinds which provides shelter during the summer months, the remainder of the garden is paved.



## THE GARDENS



### 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 & EPC RATING

Council Tax Band - D

EPC -

### VIEWING ARRANGEMENTS

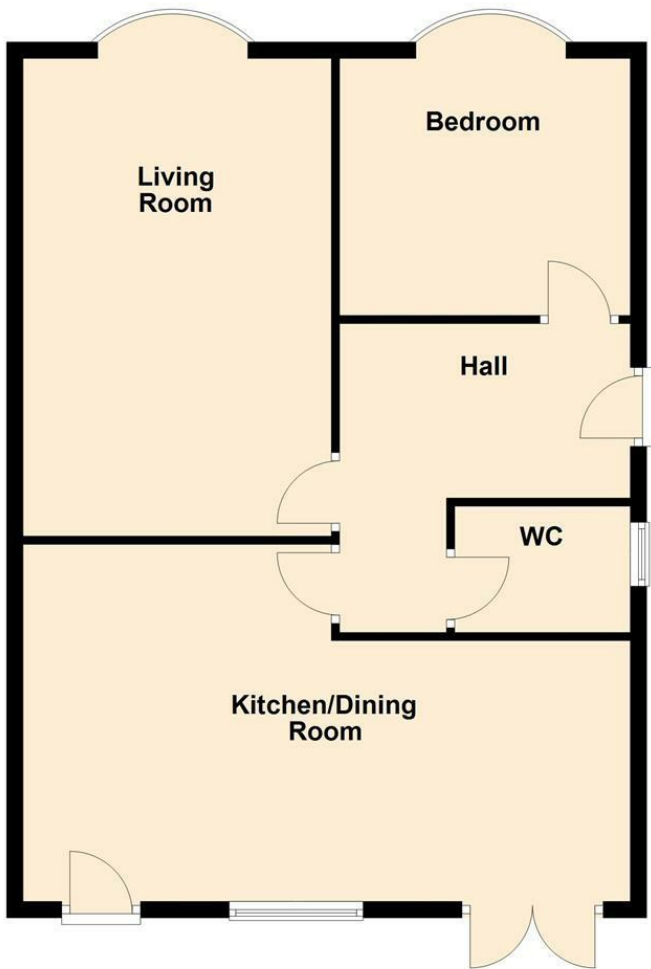
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

### OPENING TIMES

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

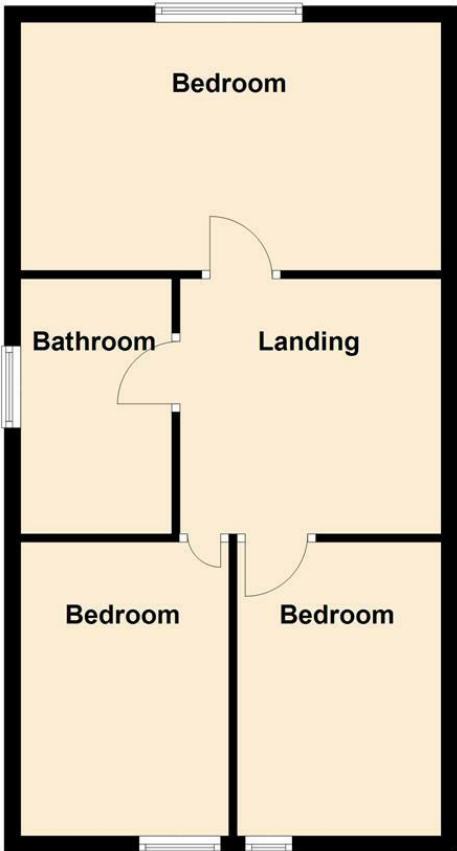
Ground Floor

Approx. 76.8 sq. metres (826.9 sq. feet)

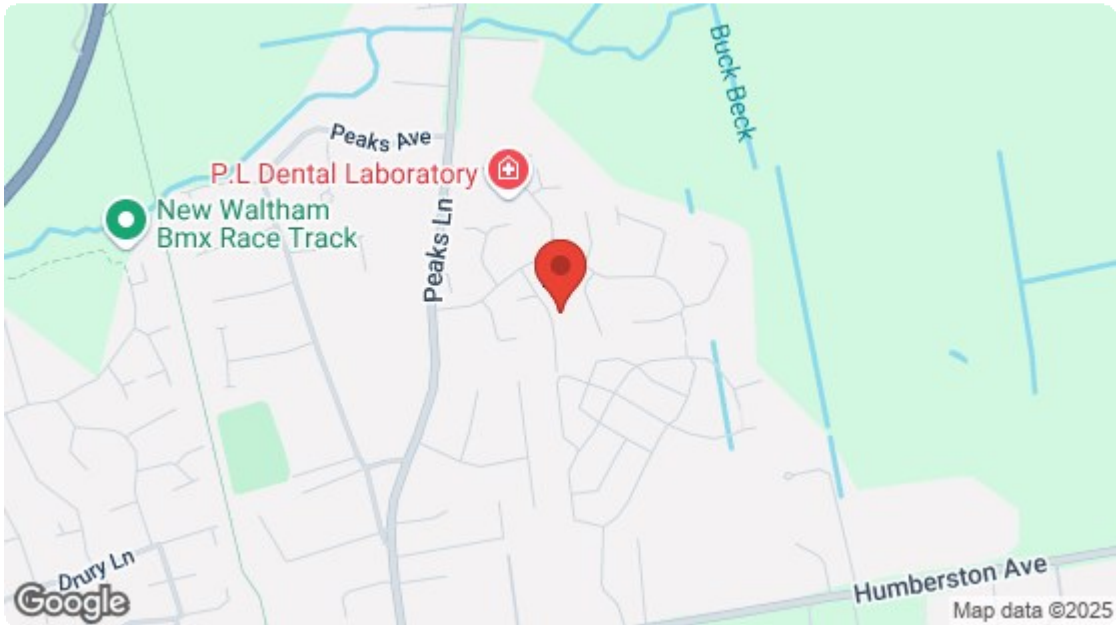


First Floor

Approx. 51.0 sq. metres (548.8 sq. feet)



Total area: approx. 127.8 sq. metres (1375.7 sq. feet)



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.