



90 Peaks Avenue New Waltham, North East Lincolnshire DN36 4LP

We are delighted to offer for sale this beautifully presented semi-detached, extended dormer bungalow which offers the perfect blend of modern open-plan living and peaceful village life in the sought-after location of New Waltham. Ideally positioned close to highly regarded schools and local amenities, the property benefits from gas central heating and uPVC double glazing throughout. Inside, a welcoming hallway leads to a stunning open-plan kitchen/living/dining space complete with a roof lantern, modern fittings, and defined dining and seating areas—perfect for entertaining. A spacious lounge and a ground-floor master bedroom with wall-to-wall wardrobes complement the stylish bathroom featuring a walk-in shower and further three piece suite. Upstairs, you'll find two additional well-proportioned bedrooms. Outside, the property boasts an open driveway for off-road parking and a private southerly facing rear garden with a tiled flooring, timber bar, and open-sided pizza oven. The converted garage, currently used as a beauty salon, includes a utility area and cloakroom—ideal for a home business or office. Viewing is highly recommended to appreciate all this home has to offer.

£245,000

- NEW WALTHAM VILLAGE LOCATION
- EXTENDED SEMI DETACHED DORMER BUNGALOW
- OPEN PLAN LIVING KITCHEN DINER WITH ROOF LANTERN
- LARGE LOUNGE
- MASTER BEDROOM WITH WALL TO WALL WARDROBES (GROUND FLOOR)
- MODERN BATH ROOM (GROUND FLOOR)
- TWO FURTHER BEDROOMS TO FIRST FLOOR
- CONVERTED GARAGE IDEAL FOR WORKING FROM HOME
- UTILITY & CLOAKROOM
- VIEWING HIGHLY RECOMMENDED



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

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ENTRANCE

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

HALLWAY

15'8" x 11'0" (*l-shaped*) (4.78 x 3.36 (*l-shaped*))

The welcoming hallway is bright and airy with ample natural light from a uPVC double glazed window with integrated blinds and has coving to the ceiling, carpeted flooring with open stair case with matching treads and two radiators.



HALLWAY



LIVING KITCHEN DINER

20'2" x 17'0" (6.16 x 5.19)

The living kitchen dining is the true hub of the home that brings outside living in with its wall to wall bi-fold doors and lantern ceiling creating a light and airy entertaining area. Having a modern cream gloss wall and base units with useful pan draws to one side with quartz work surfaces with tiled splashbacks incorporating an induction hob with extractor above, one and a half electric fan assisted ovens and integrated dishwasher, full size fridge and freezer. Feature pinnular island having inset ceramic sink and matching units. Finished with down lights to the ceiling, flag stone style tiled floor with under floor heating and extra storage cupboard. Having ample room for a large family dining table or seating area.



LIVING KITCHEN DINER



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LIVING KITCHEN DINER



LIVING KITCHEN DINER



LOUNGE

21'9" x 15'5" (6.63 x 4.71)

The large lounge has two uPVC double glazed bow windows with perfect fit blinds to the front aspect, coved ceiling, feature wallpaper, carpeted flooring and two radiators and feature marble fireplace with inset coal effect gas fire. Originally two rooms but converted by the current owner to create a large family space.



LOUNGE



LOUNGE



LOUNGE



LOUNGE



BEDROOM ONE (GROUND FLOOR)

13'0" x 8'10" to wardrobes (3.97 x 2.71 to wardrobes)

The master bedroom is to the ground floor and has uPVC double glazed patio doors with integrated blinds leading to the living kitchen diner and is finished with coving to the ceiling, feature ceiling light with in built fan, carpeted flooring, radiator and wall to wall wardrobes fitted by Sharp with modern sliding doors with internal shelving and hanging rails.



BEDROOM ONE



BEDROOM ONE



BATHROOM

12'3" x 5'5" (3.74 x 1.67)

The modern bathroom benefits from a white four piece suite comprising of; Bath, walk in shower with dual head one being rainfall, extractor fan and combination unit finished in grey gloss providing handy storage with a moulded white worksurface and inset hand wash basin. Finished with fully tiled walls and floor with under floor heating, down lights to the ceiling, heated towel rail and uPVC double glazed window to the side aspect with integrated blinds.



BATHROOM



BATHROOM



FIRST FLOOR

FIRST FLOOR LANDING

Having continued carpeted flooring from the stairs with handy eaves storage, one housing the wall mounted boiler.

BEDROOM TWO

11'10" x 9'2" (3.62 x 2.80)

The second double bedroom has a uPVC double glazed window to the front aspect, carpeted flooring, radiator and ceiling fan. Built in wardrobes with hanging rails and double white doors.



BEDROOM TWO



BEDROOM THREE

9'4" x 7'3" (2.85 x 2.21)

To the rear of the property with a uPVC double glazed window, carpeted flooring, radiator and built in wardrobes with hanging rails and double white doors.



BEDROOM THREE



OUTSIDE

STUDIO

11'5" x 8'2" (3.49 x 2.51)

The convert garage has created an ideal studio presently used as a beauty salon but could make home working more flexible with its separate entrance. Finished with uPVC double glazed French doors to the side, tiled effect vinyl flooring, panelled walls to dado height and built in storage with mirrored doors.



STUDIO



UTILITY ROOM

4'10" x 4'1" (1.49 x 1.25)

Accessed via a fully glazed uPVC door and providing wall mounted storage units in cream gloss, contrasting work surface, ample room for an automatic washing machine and tumble dryer. Finished with fully tiled walls and floor.



CLOAKROOM/WC

4'10" x 3'6" (1.49 x 1.07)

Benefitting from a white two piece suite comprising of; Low flush wc and hand wash basin. Finished with fully tiled walls and floor and uPVC double glazed window to the front aspect.



THE GARDENS

The property stands with an open front garden which is laid with stone bonding and provides ample off road parking for three vehicles continuing to the side of the property and onto the rear garden. Having side fencing and a wooden access gate. the southerly facing rear garden has walled boundaries and is laid with modern porcelain tiles to create a Spanish feel finished with a pizza oven for those lazy sunny afternoons relaxing with the bi-fold doors open to create a fabulous entertaining area.



THE GARDENS



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 - B

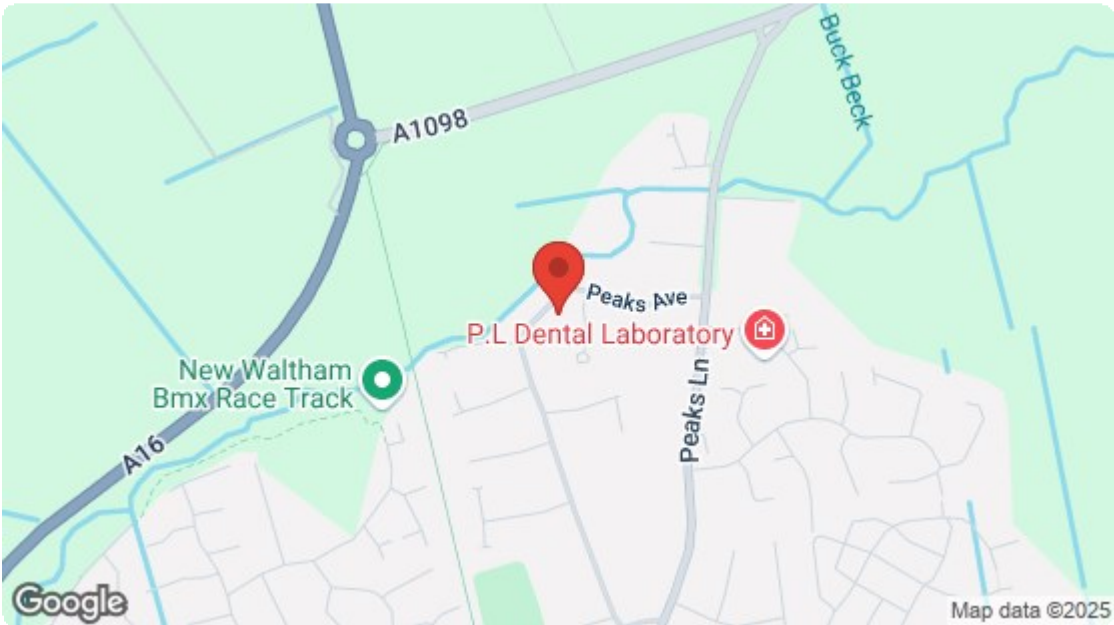
EPC -

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



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.