

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 1A SUNNINGDALE, WALTHAM GRIMSBY

**PURCHASE PRICE £249,950 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

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#### PURCHASE PRICE

£249,950

#### TENURE

We understand the property to be Freehold and this is to be confirmed by the solicitors



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BMH Estate Agents & Property Management Limited  
Registered in England No. 4782567



## 1A SUNNINGDALE, WALTHAM GRIMSBY

Bettles, Miles and Holland are delighted to offer for sale with NO CHAIN this detached property in the sought after village of Waltham.

The property is located close to the local amenities and well-regarded schools in the area and comprises of an entrance hall, a spacious lounge, a dining room, a fitted kitchen, a conservatory and a WC. To the first floor there is a bathroom and three good size bedrooms, bedroom one and four can be easily be re-instated back to two separate bedrooms. The property benefits from gas central heating, u.PVC double glazing and well maintained front and rear gardens, a detached garage and a drive, access to the drive is from Carnoustie.

### ENTRANCE HALL

Through a u.PVC double glazed door into the hall with stairs to the first floor accommodation, a central heating radiator, a light and coving to the ceiling.



### WC

With a u.PVC double glazed window, a WC, a wall mounted sink with chrome taps and a tiled splash back and a light to the ceiling.

### LOUNGE

20'11 into bay x 11'4 (6.38m into bay x 3.45m)

The lounge runs the whole length of the property with a u.PVC double glazed walk-in bay window to the front and sliding patio doors to the rear. A polished wooden fire surround with a marble effect hearth and a tiled back and electric coal effect fire. Two central heating radiators, walls lights, two lights and coving to the ceiling.



## 1A SUNNINGDALE, WALTHAM GRIMSBY

### LOUNGE



### DINING ROOM

13'9 into bay x 9'8 (4.19m into bay x 2.95m)  
The dining room with a u.PVC double glazed walk-in bay window to the front, a central heating radiator, walls lights, a light and coving to the ceiling.



## 1A SUNNINGDALE, WALTHAM GRIMSBY

### KITCHEN

14'1 x 8'5 (4.29m x 2.57m)

The kitchen with a range of wall and base units with contrasting work surfaces, a stainless steel sink unit with a chrome mixer tap and a water softener tap. A housed electric double oven, an integrated gas hob with an extractor above, plumbing for a washing machine and a dishwasher. A u.PVC double glazed window, a central heating radiator, the central heating boiler, part tiled walls, vinyl to the floor and a light to the ceiling.



### KITCHEN



### LOBBY

The lobby with a u.PVC double glazed door leading to the conservatory, a storage cupboard, vinyl to the floor and a light to the ceiling.

## 1A SUNNINGDALE, WALTHAM GRIMSBY

### CONSERVATORY

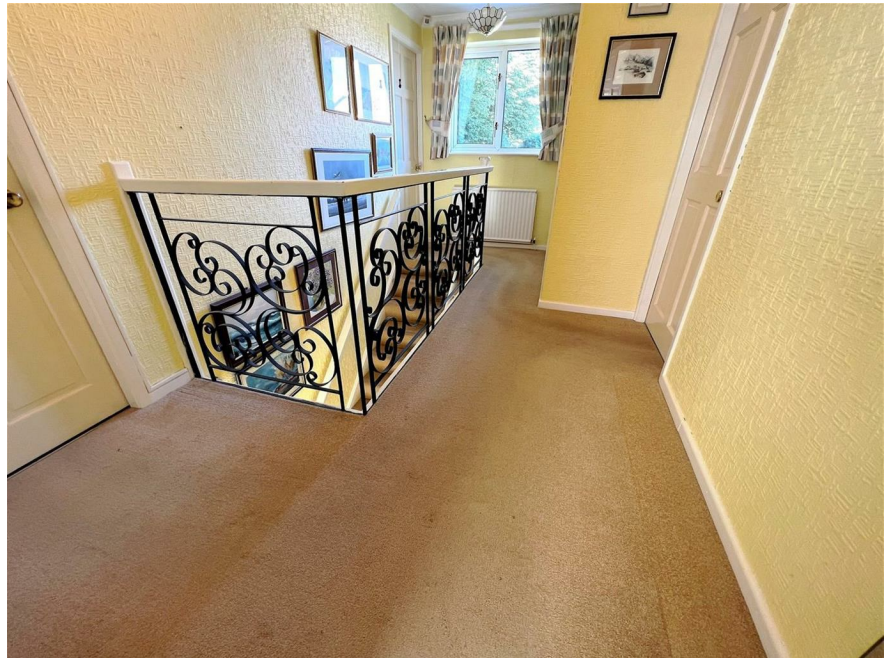
14'9 x 7'6 (4.50m x 2.29m)

The conservatory with u.PVC double glazed windows to three sides and u.PVC double French doors onto the garden, vinyl to the floor and a wall light.



### LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off, an airing cupboard housing the water cylinder in one side and shelving in the other. A u.PVC double glazed window, a central heating radiator, loft access with loft ladders, a light and coving to the ceiling.



## 1A SUNNINGDALE, WALTHAM GRIMSBY

### **BATHROOM**

7'2 x 5'5 (2.18m x 1.65m)

The bathroom with a WC and a pedestal wash hand basin with chrome taps, there is a shower enclosure with a plumbed shower. A u.PVC double glazed window, the walls are part tiled and part PVC mermaid boarding, a central heating radiator and a light to the ceiling.



### **BEDROOM 1 & 4**

20'3 x 9'10 (6.17m x 3.00m)

This bedroom used to be two bedrooms but is now one and can easily be put back to two bedrooms. With u.PVC double glazed windows to the front and rear, two central heating radiators, a range of fitted wardrobes and two lights to the ceiling. The area that was bedroom four is used as a dressing area.



**1A SUNNINGDALE, WALTHAM GRIMSBY**

**BEDROOM 1 & 4**

10'8 x 9'10 (3.25m x 3.00m)



**BEDROOM 1 & 4**

9'2 x 9'10 (2.79m x 3.00m)



## 1A SUNNINGDALE, WALTHAM GRIMSBY

### **BEDROOM 2**

11'5 x 11'5 (3.48m x 3.48m)

This double bedroom to the front of the property with a u.PVC double glazed window, a built in wardrobe, a central heating radiator and a light to the ceiling.



### **BEDROOM 3**

8'5 x 11'5 (2.57m x 3.48m)

This bedroom to the back of the property with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.

### **OUTSIDE**

The front garden is open and is mainly laid to lawn with borders of established plants, trees and bushes and there is a concrete path to the front door.

The rear garden has a fenced boundary and is mainly laid to lawn with borders of established plants, trees and bushes and there is a pathway around the garden and a hard standing for a caravan or motor home.

The drive is accessed from Carnoustie





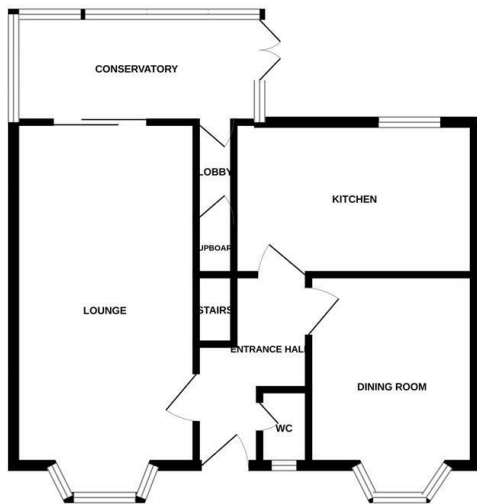
## 1A SUNNINGDALE, WALTHAM GRIMSBY

### GARAGE

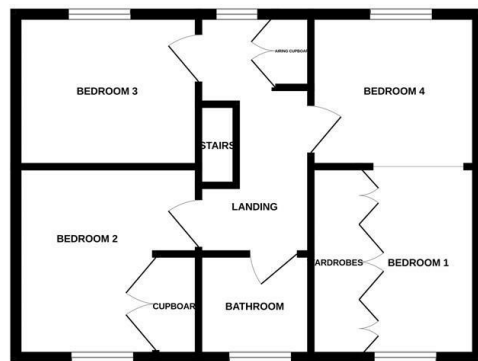
The detached brick garage with an up and over door, a hardwood window and door to the side and there is light and power within. double Belfast sink



GROUND FLOOR

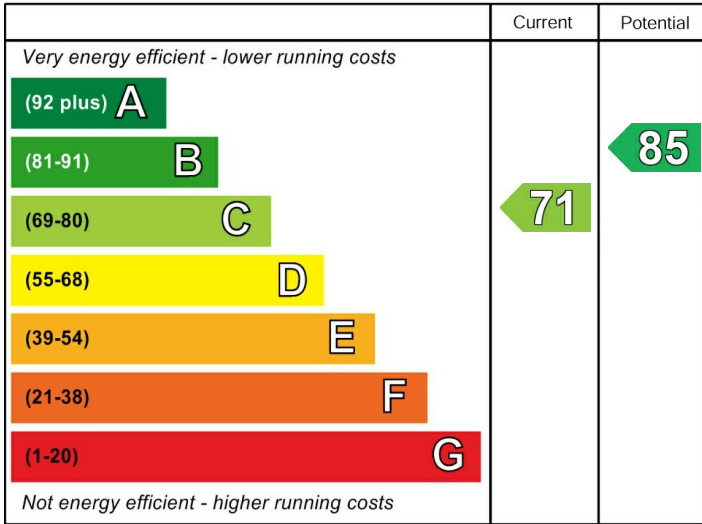


1ST FLOOR



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

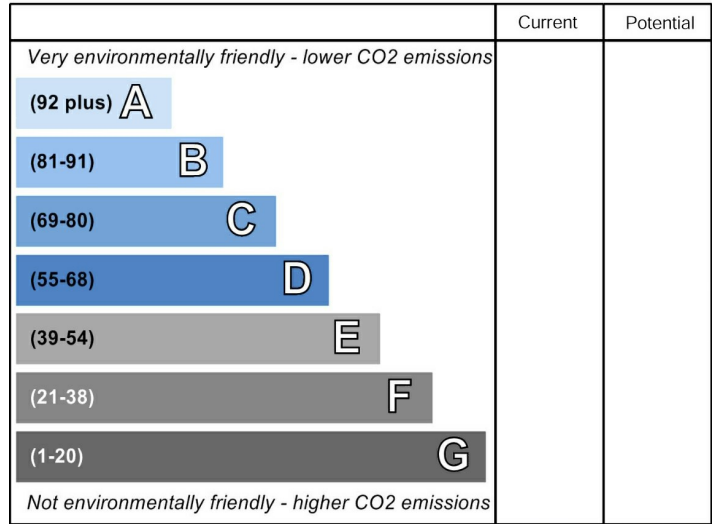


**England & Wales**

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating



**England & Wales**

EU Directive  
2002/91/EC



## ADDITIONAL NOTES

### FREE VALUATIONS:

We offer a free valuation with no obligation, just call the office on 01472 698698 and ask for your free valuation, we are flexible with our times.

### B.M.H. PROPERTY MANAGEMENT.

We offer a letting/management service:-

Four weekly payments / Regular inspections / credit checks / Our monthly fee is 12% **Inclusive of VAT** (i.e. 10% + V.A.T.) Call us if you are interested.

### MORTGAGE ADVICE

#### **WE CAN OFFER INDEPENDENT MORTGAGE ADVICE**

Our local broker James Welham can help you find the best mortgage to suit you providing personal face to face expert advice either at our office or in the comfort of your own home.

Contact our office for further details on 01472 698698 or speak to James Welham directly on 07710 548 379 or james@jdwassociates.co.uk.

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*YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.*

*They normally charge a fee for mortgage advice. The amount will depend on your circumstances. A typical fee would be £99 payable upon application and further £300 payable on production of offer.*

*(BMH may recommend the services of James Welham JDW Associates but it is entirely sellers/potential buyers own decision to use the services and they are under no obligation to do so. BMH receive a referral fee/benefits worth £75 per mortgage completion. This has NO effect on the price sellers/potential buyers pay for the Mortgage Advice. It is purely an agreement between BMH and James Welham.)*

**STATUTORY NOTICE: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

**\* ALL MEASUREMENTS STATED ARE APPROXIMATE.**

Please note that none of the apparatus, equipment, whether gas or electrical have been tested and that we cannot verify that they are in full working order. We have done our utmost to provide fair, decent and honest information, we will not accept liability for any errors regarding measurements, council tax band, tenure etc, as they are for your general use only and not to be relied upon. We advise that you make your own enquiries. Should a purchaser require inspections or quotes for works on a property due to survey results, although we are only too pleased to recommend firms, we will not be held responsible for any works carried out before or after completion, or works not detected by the firms in question, they are only recommendations and have no connection with Bettles, Miles & Holland