

# BETTLES, MILES & HOLLAND

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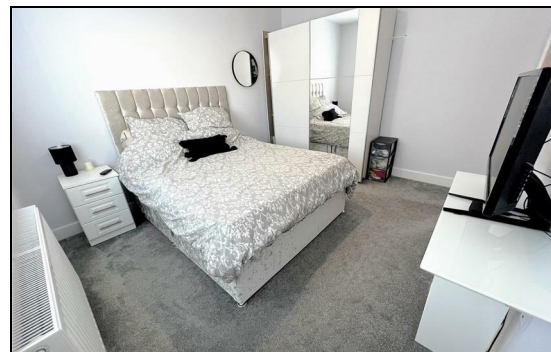
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### PROPERTY FOR SALE

### 19 MELLOR WAY, NEW WALTHAM GRIMSBY



Introducing this detached bungalow built in 2022 offering contemporary living and offering an array of appealing features. The highlight is the open-plan kitchen, living, dining area, creating a welcoming and versatile space for daily living and entertaining. A modern bathroom adds a touch of luxury, while the property boasts two good size bedrooms. Outside, a rear garden provides a tranquil retreat and there is parking for two cars and a garage. Situated in a fantastic location, this bungalow combines modern comfort with convenience for a truly desirable living experience.



**PURCHASE PRICE £225,000 FREEHOLD**



## 19 MELLOR WAY, NEW WALTHAM GRIMSBY

### ENTRANCE HALL

Through a composite front door into the hall where doors to all rooms lead off, a central heating radiator, loft access and a light to the ceiling. The central heating boiler is located in the loft.

### BEDROOM 1

12'11 x 10'7 (3.94m x 3.23m)

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



### BATHROOM

5'8 x 6'10 (1.73m x 2.08m)

The bathroom with a white WC, a white sink with a chrome mixer tap set in a dark grey vanity unit, a paneled bath with a plumbed shower and a shower screen. Part tiled walls, a chrome ladder style central heating radiator, vinyl to the floor and spot lights to the ceiling.



### BEDROOM 1



### BEDROOM 2

10'9 x 8'2 (3.28m x 2.49m)

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

### KITCHEN/LIVING/DINING AREA

23'5 max x 12'9 max (7.14m max x 3.89m max)

The open plan kitchen/living/dining area is the heart of the home with a modern kitchen incorporating integrated appliance then through to the living/dining area with a seating area and room for a table and chairs. This is a lovely light and bright room with views onto the garden.



## 19 MELLOR WAY, NEW WALTHAM GRIMSBY



### KITCHEN AREA

The kitchen with denim blue Shaker style wall and base units with contrasting work surfaces and up stands, a grey composite sink unit with a chrome mixer tap. An integrated electric oven, a gas hob with a stainless steel extractor above, an integrated fridge/freezer and a dishwasher and there is plumbing for a washing machine. A u.PVC double glazed window, a central heating radiator, vinyl to the floor and spot lights to the ceiling.

### LIVING/DINING AREA

The living/dining area with u.PVC double glazed French doors lead you into the garden. There is a central heating radiator and a light to the ceiling.



### KITCHEN AREA



### LIVING/DINING AREA





# 19 MELLOR WAY, NEW WALTHAM GRIMSBY

## OUTSIDE

The front of the property is open with borders containing decorative chippings and plants.

The rear garden has a fenced boundary with a wooden gate on the the drive. The garden is mainly laid to lawn and pavers create a patio area and a path.



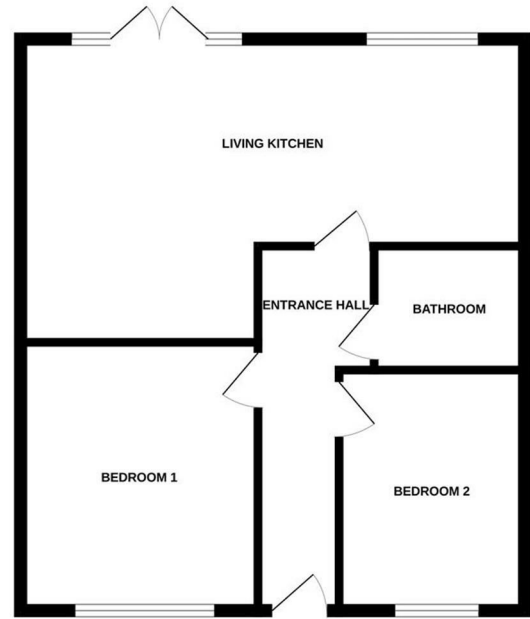
## OUTSIDE



## GARAGE

The garage with an up and over door to the front, a u.PVC double glazed door to the side and there is light and power within.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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VIEWING

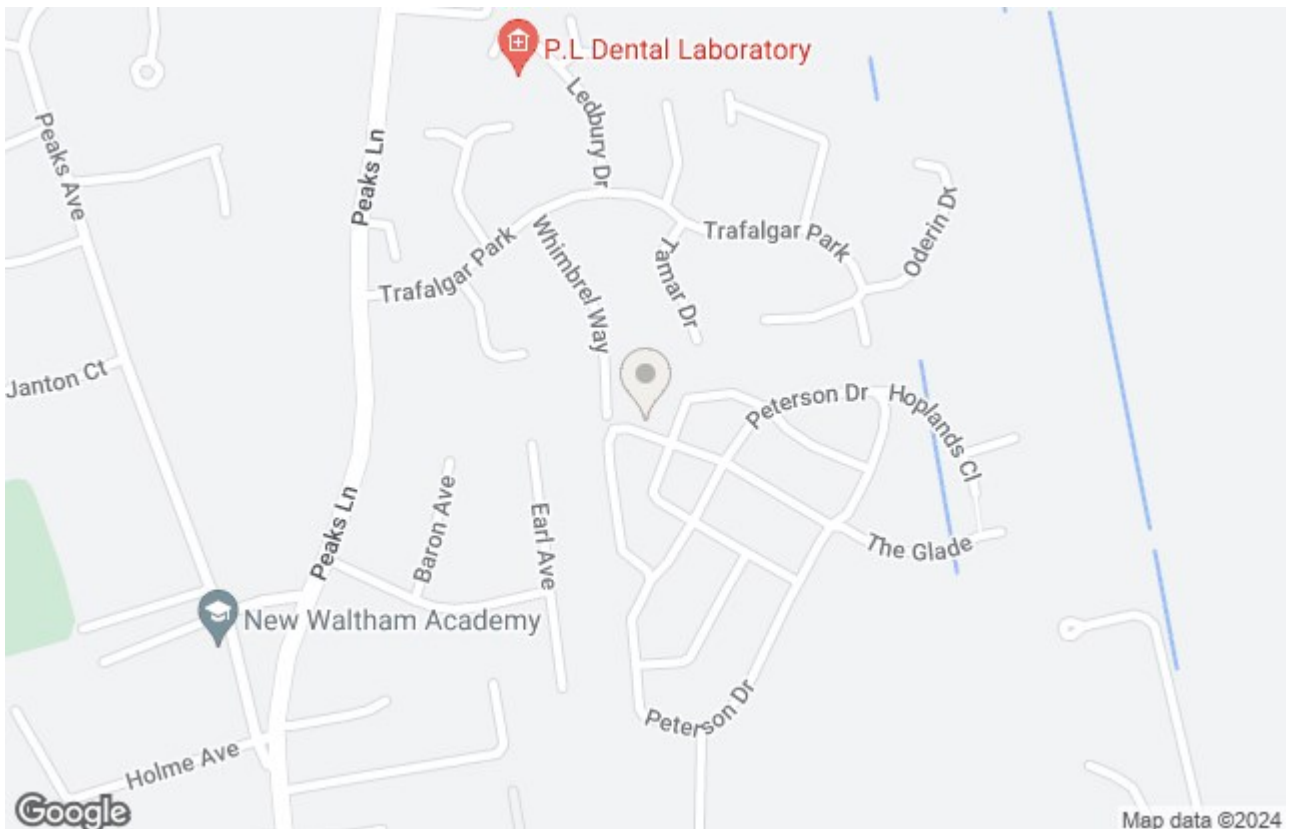
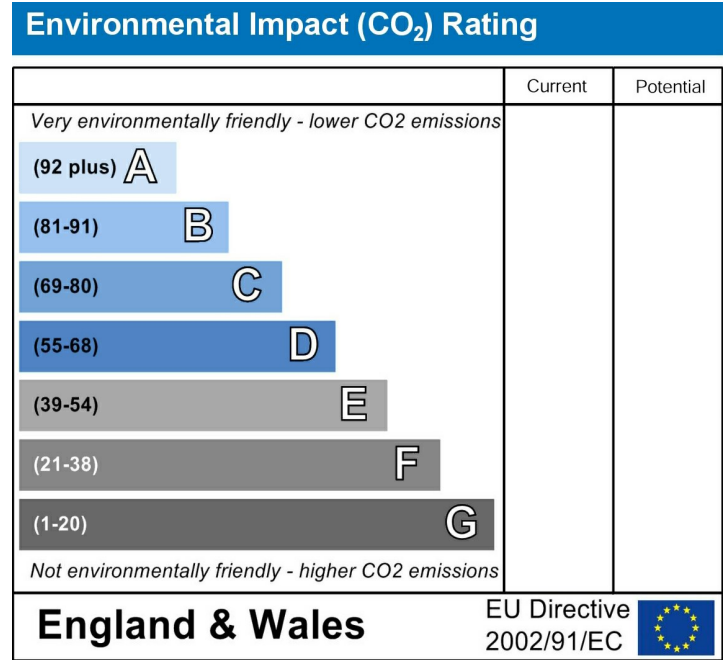
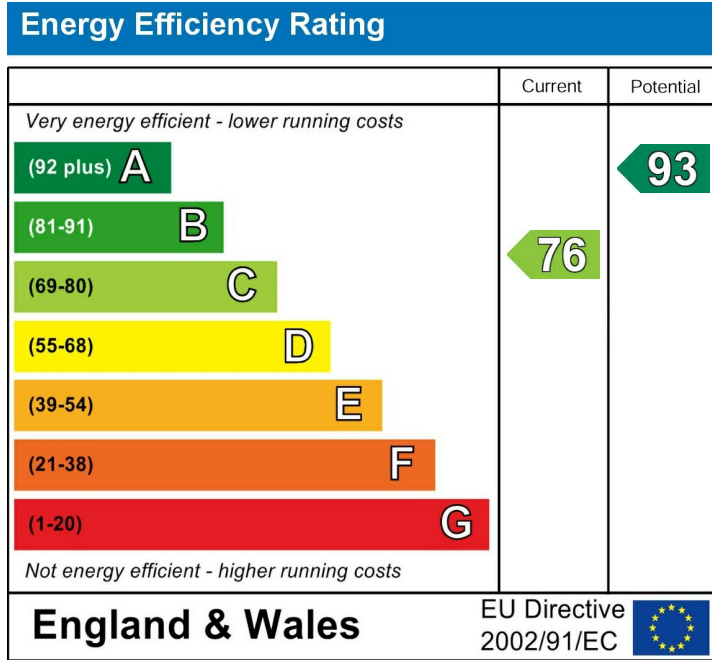
By appointment with this office

COUNCIL TAX BAND

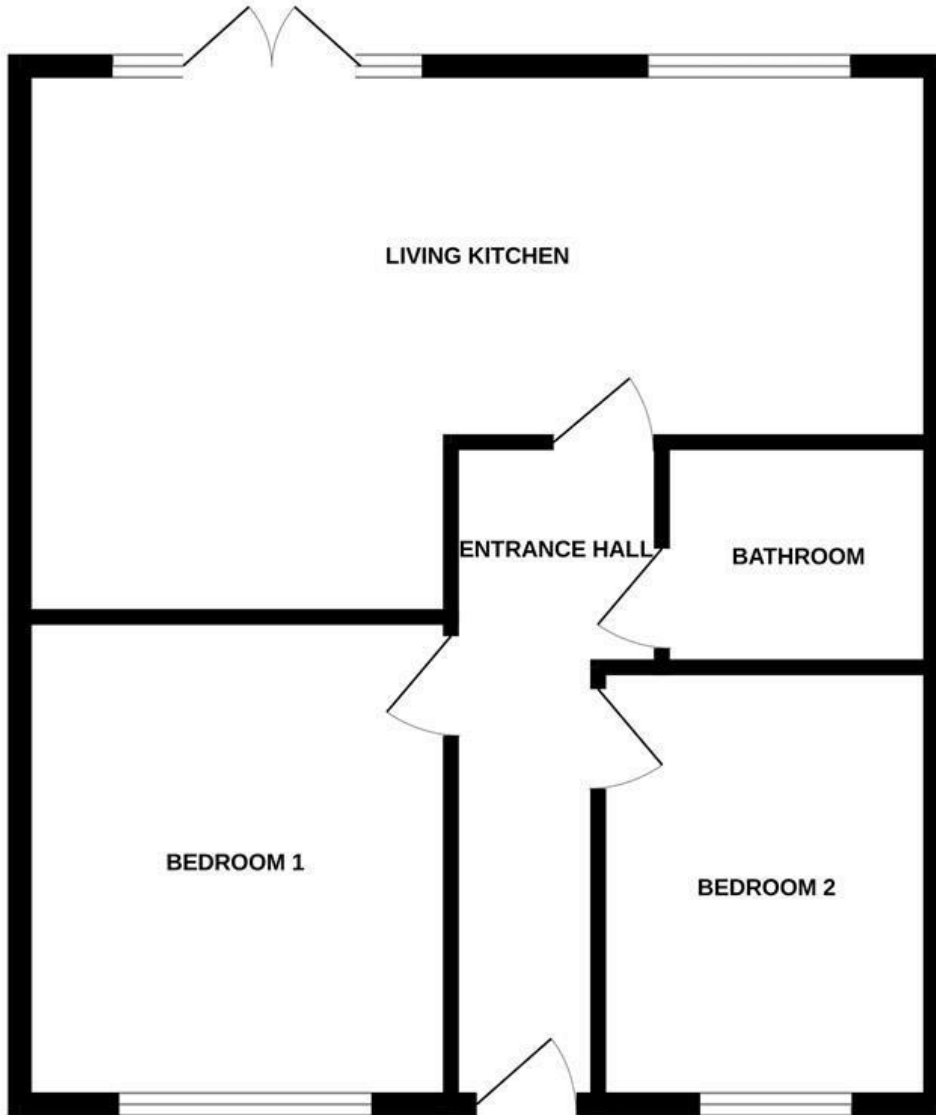
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TENURE

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



# 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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## 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 Emma Hyldon 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 Emma Hyldon directly on 07522 622 159 or [emma@personal-touch-mortgages.co.uk](mailto:emma@personal-touch-mortgages.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 Emma Hyldon Personal Touch Mortgages 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 Emma Hyldon.)*

**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.**

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