

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 6 CHANDLERS CLOSE, NEW WALTHAM GRIMSBY

**PURCHASE PRICE £320,000 FREEHOLD**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

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#### PURCHASE PRICE

£320,000

#### TENURE

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



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## 6 CHANDLERS CLOSE, NEW WALTHAM GRIMSBY

Nestled in the tranquil cul-de-sac of Chandlers Close, New Waltham, this beautifully presented detached house offers a perfect blend of comfort and modern living. With four spacious bedrooms, including a master bedroom complete with an ensuite bathroom, this property is ideal for families seeking both space and style.

Upon entering, you are greeted by a welcoming entrance hall that flows seamlessly into a fabulous kitchen/diner, perfect for entertaining guests or enjoying family meals. The lounge provides a cosy retreat, while the conservatory invites natural light and offers a delightful view of the well-maintained gardens. A convenient ground floor WC adds to the practicality of this lovely home.

The first floor features three additional bedrooms, ensuring ample space for family or guests, alongside a family bathroom that caters to all needs. The property is further enhanced by leased solar panels, promoting energy efficiency and sustainability.

Outside, the beautifully landscaped gardens provide a serene outdoor space for relaxation and play. The integral garage and off-road parking for two vehicles ensure that parking is never a concern.

This charming home in New Waltham is not just a property; it is a lifestyle choice, offering comfort, convenience, and a sense of community. With its excellent location and impressive features, this detached house is a must-see for anyone looking to settle in a peaceful yet accessible area of Grimsby.

### **ENTRANCE HALL**

Through the u.PVC double glazed front door into the hall with stairs to the first floor accommodation. There is a central heating radiator, door to the integral garage and WC, laminate to the floor, a light and coving to the ceiling.



## 6 CHANDLERS CLOSE, NEW WALTHAM GRIMSBY

### LOUNGE

16'3 x 10'9 (4.95m x 3.28m)

The lounge is to the front of the property with a u.PVC double glazed bow window, a central heating radiator, laminate to the floor, double doors to the kitchen/diner, a light and coving to the ceiling.



### KITCHEN/DINER

23'8 x 9'4 (7.21m x 2.84m)

The kitchen/Diner with a range of cream wall and base units, contrasting work surfaces, tiled splash backs and black Blanco sink unit with a chrome mixer tap. There is space for a range cooker with a black extractor fan above, housing for a fridge/freezer and plumbing for a washing machine. Two u.PVC double glazed windows and a door, a u.PVC double glazed centralised door to the conservatory, a central heating radiator and two lights to the ceiling.



## 6 CHANDLERS CLOSE, NEW WALTHAM GRIMSBY

### KITCHEN/DINER



### KITCHEN/DINER



## 6 CHANDLERS CLOSE, NEW WALTHAM GRIMSBY

### CONSERVATORY

12'1 x 8'8 (3.68m x 2.64m)

The conservatory with u.PVC double glazed French doors and u.PVC double glazed windows to three sides, a thermally cladded ceiling, a gas wall heater and laminate to the floor.



### WC

5'11 x 2'7 increasing to 3'10 (1.80m x 0.79m increasing to 1.17m)

With a white toilet and a white sink set in a vanity unit with a chrome mixer tap . A u.PVC double glazed window, a chrome ladder style radiator, vinyl to the floor and a light to the ceiling.

### LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off, a central heating radiator, an airing cupboard and a u.PVC double glazed window. There is loft access with drop down ladders and a light to the ceiling.



## 6 CHANDLERS CLOSE, NEW WALTHAM GRIMSBY

### **MASTER BEDROOM**

9'11 x 13'6 (3.02m x 4.11m)

The master bedroom is to the front of the property with a u.PVC double glazed window, a bank of fitted wardrobes, a central heating radiator and a light to the ceiling.



### **MASTER BEDROOM**



## 6 CHANDLERS CLOSE, NEW WALTHAM GRIMSBY

### **ENSUITE**

6'11 x 5'4 (2.11m x 1.63m)

The ensuite with a cabinetised sink and toilet with chrome fittings and a separate shower enclosure. A u.PVC double glazed window, a chrome ladder style radiator, luxury vinyl tiles to the floor and spotlights to the ceiling.



### **BEDROOM 2**

11'6 x 10'2 (3.51m x 3.10m)

Another double bedroom with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



## 6 CHANDLERS CLOSE, NEW WALTHAM GRIMSBY

### **BEDROOM 2**



### **BEDROOM 3**

9'5 x 10'10 decreasing to 8'2 (2.87m x 3.30m decreasing to 2.49m)

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



### **BEDROOM 4**

9'7 x 8'2 (2.92m x 2.49m)

Bedroom 4 is to the back of the property with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.

## 6 CHANDLERS CLOSE, NEW WALTHAM GRIMSBY

### **BATHROOM**

6'0 x 6'9 (1.83m x 2.06m)

The family bathroom with a white suite comprising of a panelled bath with a chrome mixer tap and shower head, a cabinetised toilet and sink with chrome fittings. A u.PVC double glazed window, part shower boarding to the walls, a chrome ladder style radiator, luxury vinyl tiles to the floor and spotlights to the ceiling.



### **GARAGE**

The garage with an up and over door, an integral door, the wall mounted central heating boiler and there is light and power within.

### **OUTSIDE**

The front of the property is mainly laid to lawn with a block-paved drive.

The south facing rear garden has a fenced boundary and is mainly laid to lawn with a decorative stoned border and a patio area.



## 6 CHANDLERS CLOSE, NEW WALTHAM GRIMSBY

### OUTSIDE



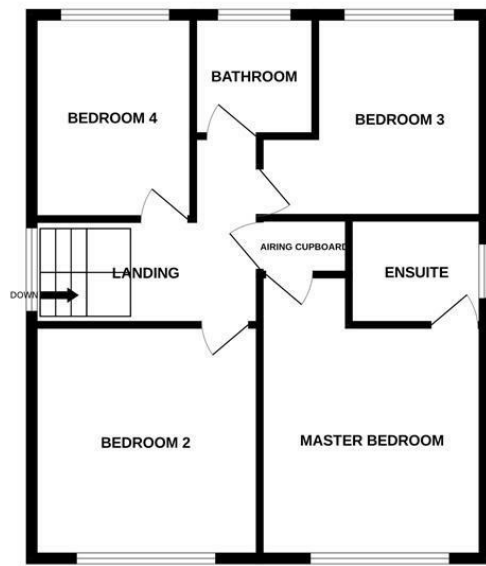
### OUTSIDE



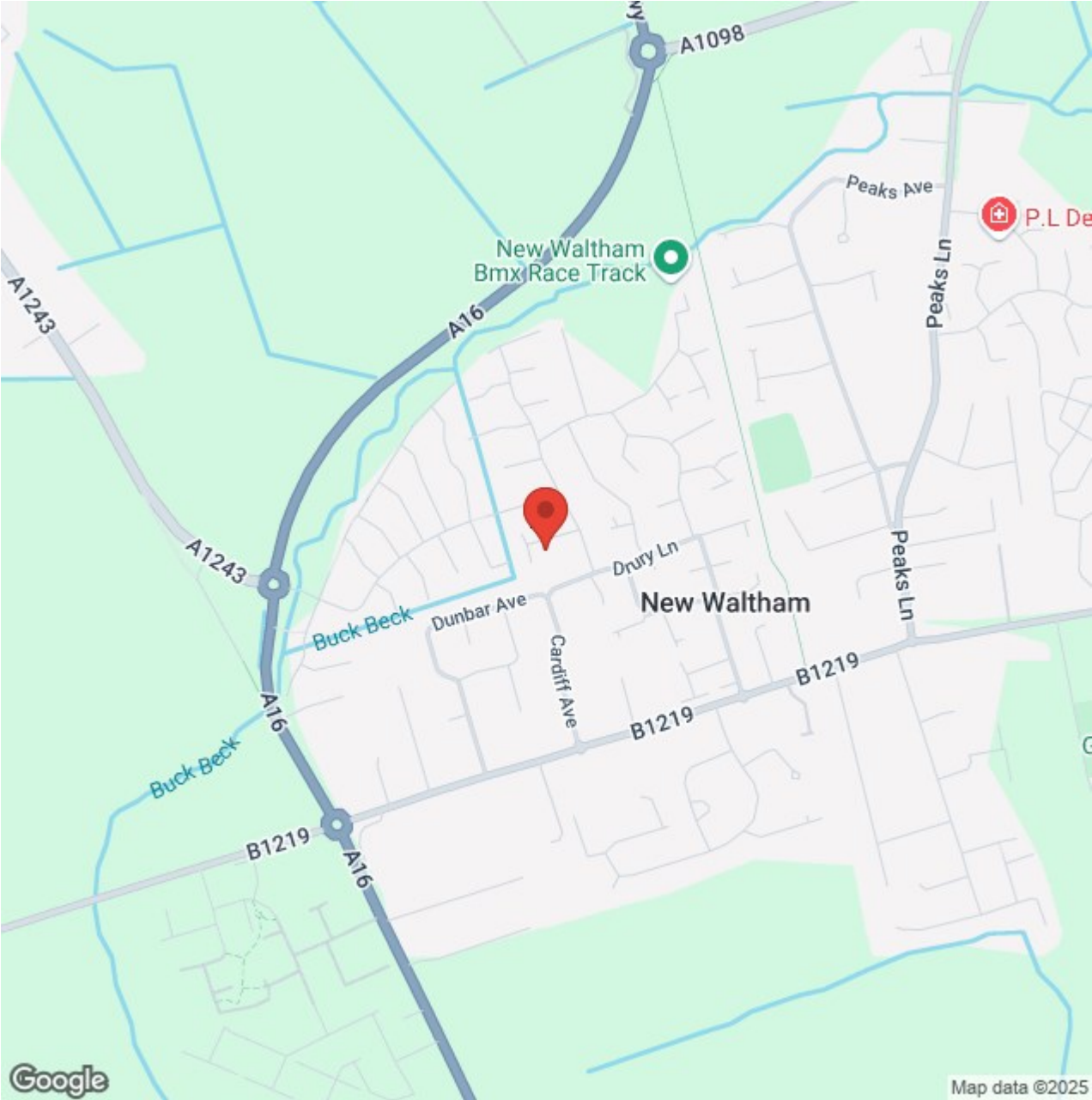
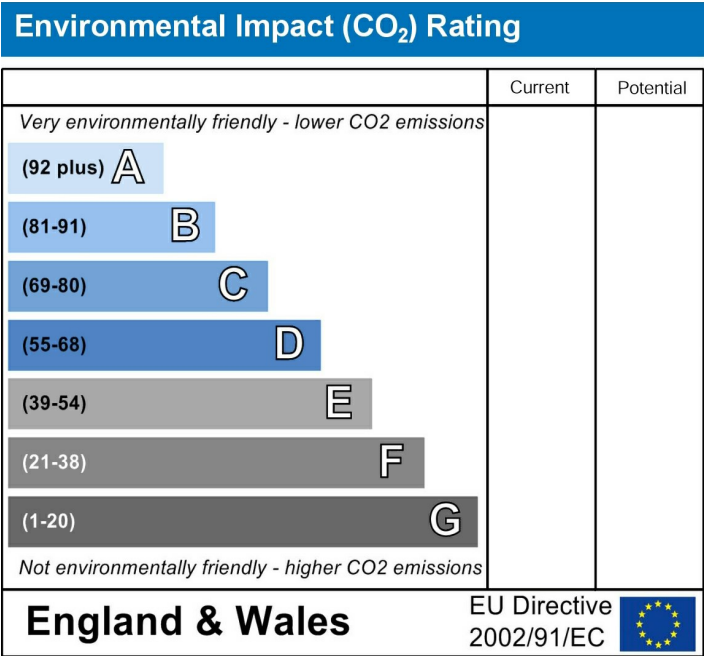
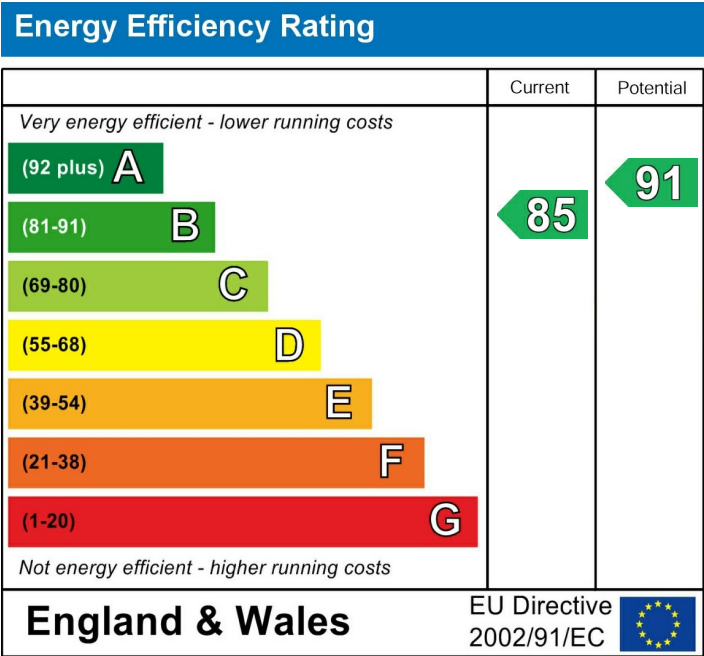
GROUND FLOOR



1ST FLOOR



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

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

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*They normally charge a fee of £495 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.**

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