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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



10A Golf Course Lane
Waltham
Grimsby
DN37 0JN

£625,000

Early viewing is highly advised on this spacious FOUR DOUBLE bedroom detached family home set upon this highly popular sought after and well regarded development in Waltham, adjoining the golf course. This beautiful home is presented throughout to a good standard and creates that ready to move into home for those looking for space, quality and off course the view over the golf course to the rear. This superb home offers double glazing, under floor and air source heat pump central heating, security alarm and solar panels. The accommodation on offer really needs to be viewed but briefly comprises entrance hallway, family room/gym, ground floor shower room, spacious living room, super open plan dining kitchen with adjoining sunroom, utility and then finally a spacious family/games room. To the first floor there is the landing, family bathroom and four double bedrooms, two of which have ensuite shower rooms along with the main bedroom having a walk in wardrobe. Good sized frontage with ample off road parking, double garage and an attractive rear garden with raised patio area ideal for outdoor entertaining and with views over the golf course along with lawned gardens that wrap around to the sides. Viewing is a must.

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Entrance Hallway

12' 4" x 10' 3" (3.757m x 3.131m)

Offering composite entry door and a double glazed window to the front elevation. Neutrally decorated and benefitting from under floor heating. Dog leg staircase with useful storage cupboard below.

Family Room

12' 4" x 11' 2" (3.748m x 3.394m)

Currently used as a home gym, this versatile space could be put to many uses and has a double glazed window to the front elevation. Underfloor heating.

Shower Room

10' 10" x 3' 6" (3.306m x 1.070m)

Offering double glazed window to the front elevation and being fitted with shower, close coupled w.c and a vanity wash hand basin. Splashback tiling. Coving to the ceiling. Fitted extractor.

Living Room

23' 9" x 12' 6" (7.236m x 3.821m)

A superb sized living room offering a dual aspect view with double glazed bay window to the front elevation and French doors to the rear elevation. Wooden flooring with underfloor heating. A feature of the room is the multifuel stove inset into the wall.

Kitchen/Breakfast Room

10' 11" x 17' 10" (3.331m x 5.425m)

A lovely kitchen offering a plentitude of fitted wall, base and larder units with complementary granite work surfacing with inset sink and a breakfast bar area. Integrated double oven and a five ring Neff induction hob with extractor over. Integrated dishwasher, fridge and freezer. Tiled flooring with underfloor heating. uPVC double glazed window to the rear. Opening to the sun room.

Sunroom

11' 4" x 10' 1" (3.461m x 3.064m)

uPVC double glazing and French doors to the rear elevation. Tiled flooring again with underfloor heating.

Utility

11' 3" x 5' 9" (3.419m x 1.744m)

uPVC double glazed entry door to the rear elevation. Fitted with wall and base units with stainless steel sink and drainer. Plumbing and space for a washing machine and tumble dryer.

Family Room

28' 10" x 18' 8" (8.783m x 5.698m)

This spacious room is utilised as a family/games room and is ideal for those with younger members in the family or for those whom like to entertain from home. With two double glazed windows to the side elevation and French doors to the rear. Underfloor heating.

Built in illuminated display and storage unit along with matching media unit.

First Floor Landing

uPVC double glazed window to the front elevation. Coving and loft access to the ceiling.

Bedroom One

22' 6" x 13' 5" (6.870m x 4.091m)

A spacious bedroom with dual aspect view with uPVC double glazed windows to the front and rear elevations. Two central heating radiators and an air conditioning unit.

Walk in wardrobe

10' 10" x 4' 11" (3.293m x 1.496m)

The main bedroom benefits from this walk in wardrobe.

Ensuite to Bedroom One

9' 0" x 4' 11" (2.736m x 1.499m)

Equipped with a walk in shower, w.c and vanity wash hand basin. Chrome effect central heated radiator. Partial tiling to the walls. Down lighting and ambience lighting. Fitted extractor.

Bedroom Two

23' 10" x 12' 6" (7.255m x 3.820m)

Yet another spacious bedroom, attractively presented and offering double glazed windows to the front and rear elevations. Two central heating radiators. Air conditioning unit.

Ensuite to Bedroom Two

9' 11" x 4' 0" (3.027m x 1.222m)

Equipped with a shower, vanity wash hand basin and w.c. Chrome effect central heating towel radiator. Splashback tiling. Down and ambience lighting.

Bedroom Three

11' 0" x 10' 2" (3.344m x 3.109m)

uPVC double glazed window to the rear elevation. Central heating radiator and air conditioning unit.

Bedroom Four

8' 5" x 13' 7" (2.572m x 4.132m)

The last of the double bedrooms is pleasantly presented and has a uPVC double glazed window on the front elevation. Central heating radiator. Air conditioning unit.

Garage

11' 10" x 18' 11" (3.605m x 5.773m)

Double garage with two electric doors to the front elevation. Control system for the solar panels. Personal door from the family room.

Outside

Set upon this good sized plot with wide frontage having block paved driveway creating off road parking for several vehicles and leading to the double attached garage. The remainder of the front garden has lawn and a large slate bed. To the rear the garden enjoys a good degree of privacy and offers an expanse of lawn with established hedgerow and then a raised patio to the rear of the house creating a lovely place to sit, relax and entertain from whilst enjoying the views over the golf course behind.



Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation.
All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band F: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti





OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
155.0 sq.m. (1668 sq.ft.) approx.

1ST FLOOR
112.3 sq.m. (1208 sq.ft.) approx.



TOTAL FLOOR AREA: 267.2 sq.m. (2877 sq.ft.) approx.

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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