

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

20 Maple Grove, New Waltham



- **Detached Bungalow on a Desirable Plot**
- **Gas Central Heating & Double Glazing Throughout**
- **Potential To Extend**

Nestling at the end of Maple Grove on the edge of the well-regarded village of New Waltham stands this superb detached bungalow sitting on a desirable plot. The property is set within mature gardens and has been lovingly updated by the current owners including a full scheme of renovations just completed. Believed to be built in the late 1960s this bright, spacious accommodation has the majority of its rooms overlooking the private gardens and benefits from gas central heating and cream double glazing throughout, except the porch. In summary comprising of large entrance porch, main hallway, beautiful kitchen/diner (with integrated appliances), living room, inner hallway, 3 double bedrooms and a stunning family bathroom. The front of the property benefits from a garage, carport and multiple vehicle driveway with lawned gardens sweeping to the rear of the bungalow where there is a patio area, hedging and mature trees. The property has current approved plans to further extend*.

£ 362,500

20 Maple Grove, New Waltham, NE Lincolnshire, DN36 4PU

Entrance Porche 10' x 5'10" (3.04m x 1.77m)

A large enclosed entrance porch built on a brick base with Upvc windows, double glazed door and a further part glazed door to the main hallway.

Main Hallway 11'4" x 10' (3.45m x 3.04m)

Spacious hallway which forms a central reception area with spotlighting to the ceiling, oak doors leading off to main living areas, modern radiators and oak Lvt flooring (which flows through the majority of the property).



Lounge 16'9" x 14' (5.10m x 4.26m)

A large bright and spacious room with dual aspect windows letting in plenty of light and overlooking the private rear gardens. Overall, a lovely cosy room with central solid oak modern fire surround with granite hearth, two radiators, new carpets and blinds to all windows.



Kitchen/Dining Room 22'7" x 14' Widest Point (6.88m x 4.26m Widest Point)

Impressive large open feel kitchen diner fitted with blue shaker doors and copper accents, complimentary white herringbone tiling and a breakfast bar with overhead pendant lights. With integrated appliances including double oven, Upvc double glazed rear windows overlooking rear gardens, new composite side door leading into the carport, modern radiators, oak Lvt flooring and spotlighting to the main kitchen area.

The dining area has a deep Upvc bay window overlooking the rear garden, a lovely place to sit and relax, with modern radiators and a high-level TV point.



Inner Hallway

With glazed oak doors leading to the 3 bedrooms and bathroom, loft access, built in storage cupboard and a radiator.

Bedroom One 15' x 10'9" (4.57m x 3.27m)

A large double bedroom with oak door, Upvc large double-glazed window overlooking the private side gardens with modern blinds, new carpets, radiator and a high-level TV point.



Bedroom Two 10'9" x 10'9" (3.27m x 3.27m)

A lovely bright room with oak door, views of the frontage a side garden, Upvc window, modern blinds, carpet, radiator and a high-level TV point.



Bedroom Three 11'7" x 9'1" (3.53m x 2.76m)

Double bedroom with oak glazed door, Upvc window overlooking frontage and side garden with modern blinds, radiator and Lvt flooring.



Bathroom 9'6" x 8' (2.89m x 2.43m)

Beautiful fitted and appointed bathroom with fully tiled walls including feature tiling to one wall with twin chrome towel rails, double vanity unit with storage drawers and complimentary illuminated heated mirrors, WC, bath and separate shower. With oak door, Lvt flooring, Upvc double glazed windows and spotlighting to the bathroom ceiling.



Detached Garage 18' x 9'7" (5.48m x 2.92m)

With up and over door access door, side courtesy door and adjoining the garage is a useful carport providing additional covered parking.

Outside The Property

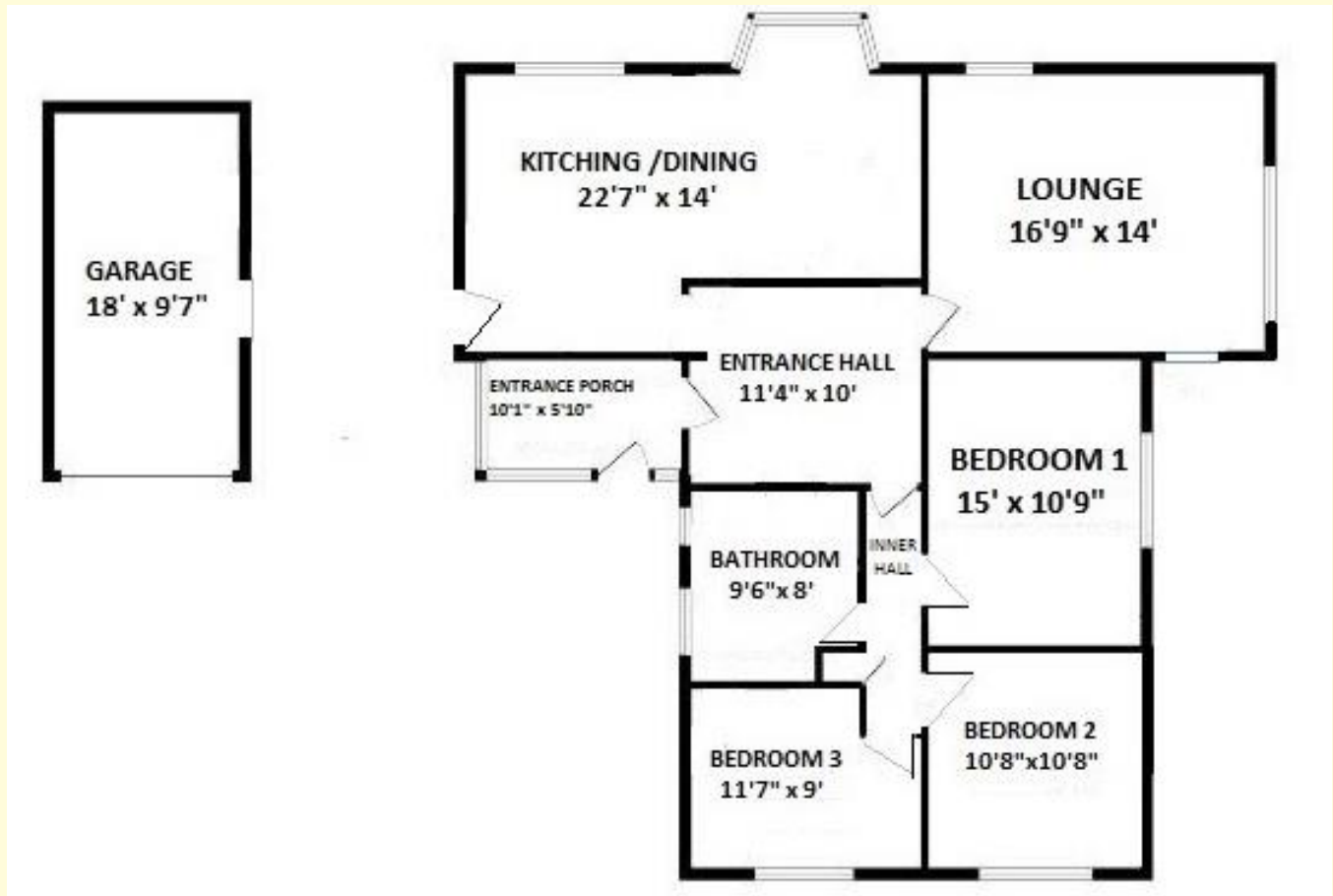
The property sits within this very pleasant plot with gardens to all sides including lawns and patio offering a good level of privacy. The drive provides parking provision and access to the garage and carport.



*Note:

The property has approved plans to extend to the side elevation to create a large utility room, separate cloakroom and large double garage with storage area/office/playroom above.

Floorplan:



EPC:

20 Maple Grove New Waltham GRIMSBY DN36 4PU		Energy rating D
Valid until 27 February 2032	Certificate number 2162-7611-6401-8171-7110	
Property type	Detached bungalow	
Total floor area	107 square metres	

We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The potential buyer is advised to obtain verification from their solicitor, surveyor or professional advisors.

These particulars, whilst believed to be accurate are set out as a general guideline and do not represent any part of an offer or contract. Intending purchasers should not rely upon them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation in respect of the property.