

Buy. Sell. Rent. Let.

lovelle



Oakfield Lane, Waltham



6



4



4

When it comes to
property it must be

lovelle



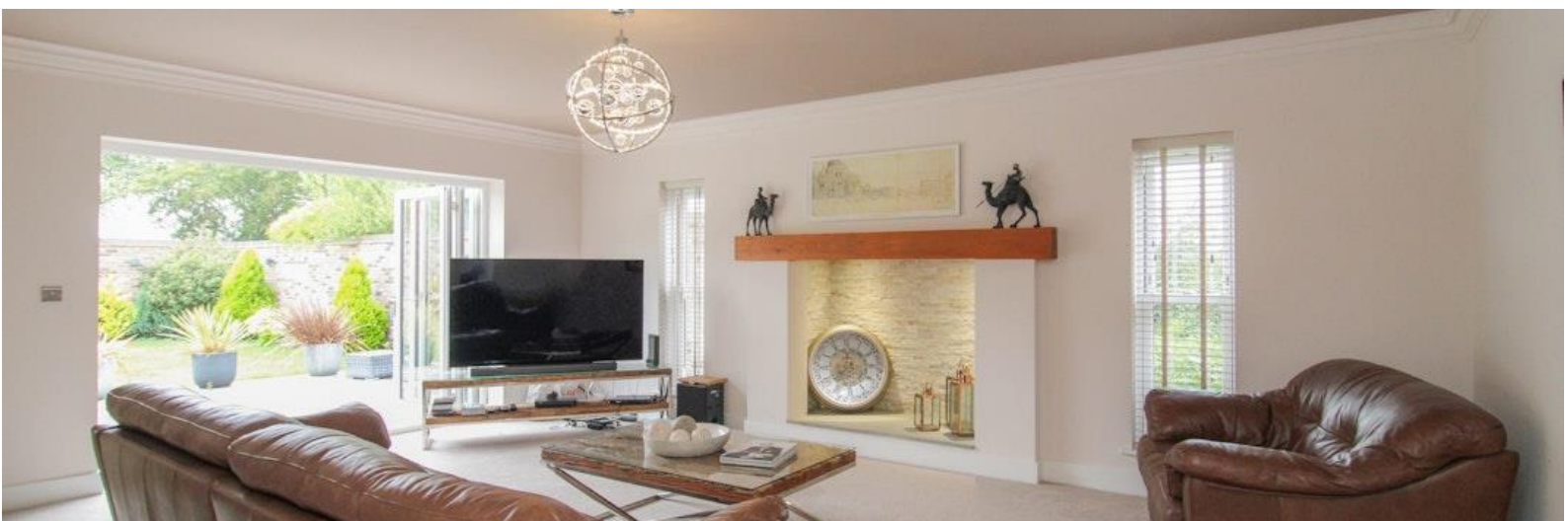
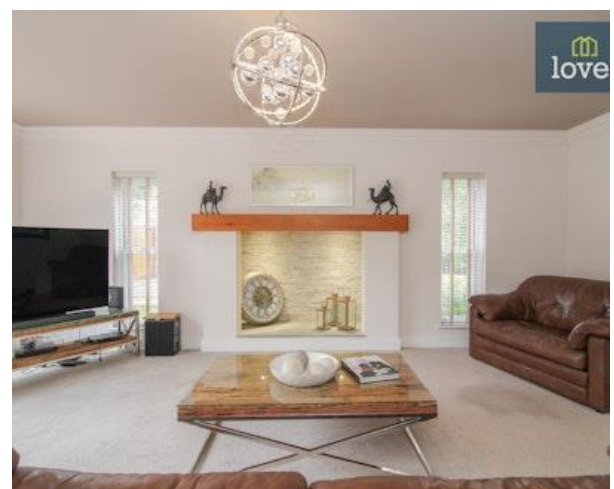
Guide price £540,000



Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £540,000

Key Features

- Exclusive sought-after village
- Luxury en-suite bathrooms
- Modern kitchen with island
- Four reception rooms
- Beautifully landscaped garden
- Double garage with EV point
- EPC rating B
- Tenure: Freehold





****NO CHAIN**** Lovelle is thrilled to present this immaculate executive detached house, listed for sale within an exclusive development on the outskirts of the sought-after village of Waltham. This luxury home is a rare find and exudes sophistication, with a host of unique features that promise a lifestyle of unparalleled comfort and convenience.

Set over three floors, offering ample space and privacy. It boasts six spacious double bedrooms, each exuding an ambience of tranquillity and comfort. The master bedroom is particularly impressive, offering built-in wardrobes, a separate dressing area and en-suite.

There are four bathrooms in this property, with a luxury suite serving the first bedroom. These en-suite features a bath, walk-in rainfall shower, his-and-hers sink, and underfloor heating. The fourth bedroom also benefits from an en-suite with a walk-in shower, wc and sink. The family bathroom is equally splendid, featuring a walk-in shower, bath, his-and-hers sink, and underfloor heating. A convenient second-floor shower room adds to the comfort and convenience of this house, serving both bedrooms on the second floor.

The kitchen is a modern culinary delight, boasting quartz worktops and a double-width island that also serves as a seating area. It is equipped with modern appliances, including a wine cooler, oven, combination oven/microwave, dishwasher, and fridge freezer. The open plan layout connects the kitchen to a sunroom and lounge, creating a fluid space for entertainment and relaxation.

The property hosts four reception rooms, each with its distinctive charm. The formal sitting room features an inset feature chimney breast and bifold doors that open to a beautifully landscaped garden. A separate study provides an ideal space for work or reading, illuminated by a bay window.

Outside is equally impressive, with a large driveway leading to a double garage equipped with an EV charging point. The rear garden is fully enclosed and beautifully landscaped, perfect for outdoor entertaining or enjoying peace and tranquillity.

The property's location is ideal for families, with excellent public transport links, nearby schools, local amenities, and green spaces. The strong local community and the variety of walking and cycling routes add to the lifestyle's appeal. The property is set opposite a fishing lake, offering stunning views that can be enjoyed from the comfort of this home.

Other notable features include uPVC double glazed sash windows, gas central heating, underfloor heating on the ground floor, and a utility room and cloakroom off the kitchen. With its luxury finish throughout, this property truly stands out as an exceptional home in an enviable location.

Measurements

Entrance hall 4.85m X 3.49m
 Living room 6.37m X 4.62m
 Lounge 3.52m X 5.25m
 Dining/Sun room 3.35m X 3.96m
 Kitchen 4.52m S 6.35m
 Utility room 3.21m X 1.88m
 Cloakroom 1.73m X 1.40m
 Bedroom 1 4.37m X 3.87m
 Dressing area 5.57m X 2.20m

En-suite 3.39m X 2.36m
Bedroom 2 3.68m X 4.64m
Bedroom 3 3.58m X 3.25m
Bedroom 4 3.50m X 4.70m
En-suite 1.47m X 1.27m
Family bathroom 2.09m X 3.41m
Bedroom 5 6.44m X 3.48m
Bedroom 6 7.56m X 5.33m
Shower room 2.52m X 2.91m

Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Mobile and broadband

It is advised that prospective purchasers visit checker.ofcom.org.uk to review available wifi speeds and mobile connectivity at the property.

Waste services

The property is not connected to mains sewers; waste is collected by a private Klargestar on site.

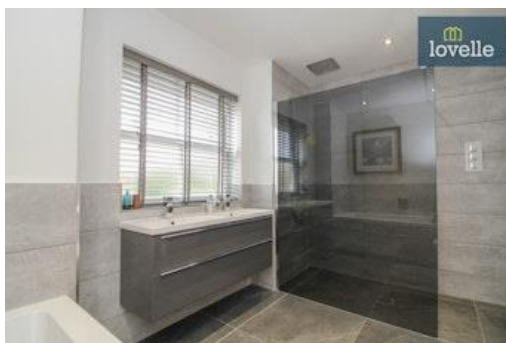
Auction Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.





The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure is carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.





When it comes to **property**
it must be


lovelle

01472 251918

grimsby@lovelle.co.uk

