

Buy. Sell. Rent. Let.



Grove Lane, Waltham



4



3



2

When it comes to  
property it must be

  
lovelle





£425,000

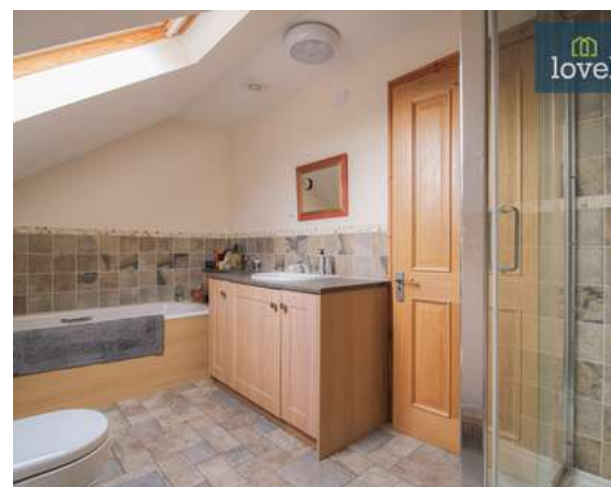
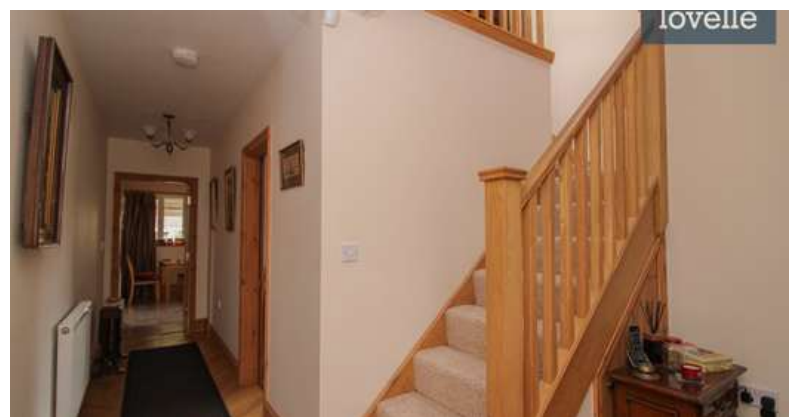


This detached property in Waltham Village offers spacious living with four double bedrooms, three bathrooms, and beautifully maintained gardens on a 0.24-acre plot (sts), all in a prime location with easy access to amenities, schools, and outdoor activities, making it an ideal family home.

#### Key Features

- Versatile Detached Property
- 0.24 acre plot (STS)
- Four Bedrooms & Three Bathrooms
- Kitchen/Diner & Utility Room
- Two Reception Rooms
- Beautiful Gardens, Driveway & Garage
- EPC rating tbc
- Tenure: Freehold







This exquisite detached property is situated in the ever sought-after location of 'Grove Lane' in Waltham Village. This prime location offers easy access to public transport links, local amenities, nearby schools, and is perfect for families who enjoy outdoor activities with numerous walking and cycling routes close by.

The property stands on a generously sized 0.24-acre plot (sts), boasting beautifully stocked gardens, a large driveway, garage, car port, and versatile accommodation. The garden is a particular delight, meticulously maintained and stocked with flower borders, patio areas, potting sheds, garden room, workshop, and garden store.

Inside, the house provides spacious and comfortable living areas, with uPVC double glazing and gas central heating throughout. The property offers two reception rooms; the lounge is filled with natural light from the dual aspect windows and features an electric fire, while the formal dining room, also with dual aspect windows, has doors that open out into the picturesque garden.

The house benefits from a well-equipped kitchen with oak effect units, a dishwasher, microwave, oven, hob, sink, and space for a dining table. Additionally there is a convenient utility room with fitted units, plumbing for a washer, and sink. There is also a separate cloakroom with a wc and sink off the entrance hall.

The property offers four double bedrooms, the first and second bedrooms are complete with built-in wardrobes, while the fourth bedroom is conveniently situated on the ground floor. Each bedroom is comfortably sized, offering ample space for furnishings and personal touches.

There are three bathrooms within the property. The family bathroom includes a shower, bath, sink, wc, and vanity units. The first bedroom boasts an en-suite bathroom with a shower, sink, wc, and vanity units, and the ground floor fourth bedroom also has an en-suite bathroom with similar fittings.

This property's unique features, prime location, and immaculate condition make it a highly desirable home for families. With its versatile accommodation, beautiful gardens, and sought-after location, this house is a hidden gem in Waltham Village.

## Measurements

Porch 2.02m X 1.49m

Lounge 6.06m X 4.64m

Dining Room 4.53m X 4.10m

Kitchen 4.17m X 5.08m

Rear Porch 3.00m X 2.76m

Bedroom 1 5.11m X 4.21m

En-suite 2.21m X 2.15m

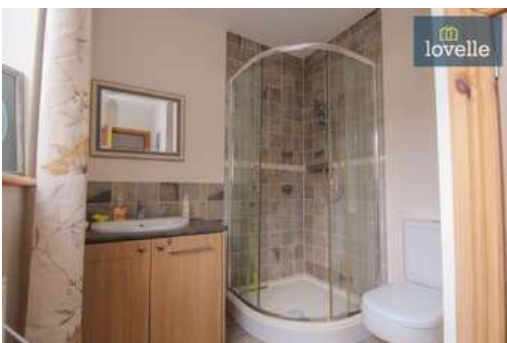
Bedroom 2 2.88m X 4.19m

Bedroom 3 2.93m X 4.23m

Bedroom 4 (GF) 3.82m X 3.67m

En-suite 2.01m X 3.41m

Family Bathroom 3.72m X 2.07m







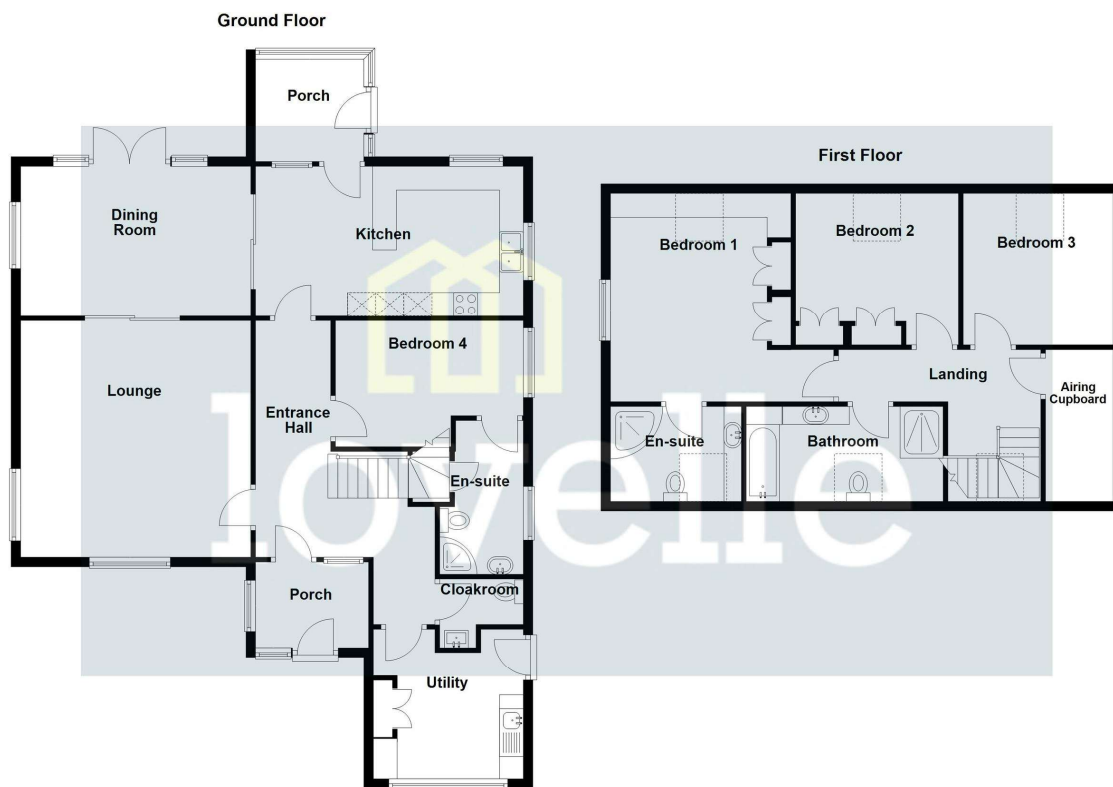
## Disclaimer

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](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.





Please be advised that the floor plan is not drawn to scale and items such as window placements and bathroom/kitchen fixtures are not accurate, the plans are not to be relied upon and are to be used for illustrative purposes only.  
Plan produced using PlanUp.

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

  
**lovelle**

01472 251918

grimsby@lovelle.co.uk