



Waltham Road, Grimsby, DN33 2PZ

- Substantial Detached House
- 4 Reception Rooms
- 5 Bedrooms
- En-suite to Master Bedroom
- 3/4 Acre Plot (sts)
- Double Garage
- Village Location
- Double Glazing
- Gas Central Heating

Offers over £579,950



LOVELLE BACONSTM
ESTATE AGENCY
SALES • LETTINGS • MORTGAGES

Waltham Road, Grimsby, DN33 2PZ

INTRODUCTION

****POSSIBLE BUILDING OPPORTUNITY** ** VIEWINGS ADVISED **** of this substantial FIVE BEDROOM detached residence boasting a generous $\frac{3}{4}$ ACRE PLOT(sts) within the popular village Scartho. This super spacious property is well presented throughout and benefits from double glazing, gas central heating and has accommodation briefly comprising:-

- *entrance hall
- *cloakroom
- *lounge
- *living/diner
- *study
- *sun room
- *breakfast kitchen
- *utility room
- *landing
- *five bedrooms
- *en-suite & dresser to master bedroom
- *family bathroom
- *front and rear gardens
- * $\frac{3}{4}$ acre plot
- *double garage

LOCATION

Scartho is a well serviced village with many amenities ranging from a medical centre to hairdressers. There is also Diana, Princess of Wales hospital close by, excellent schooling and road links to Grimsby and Cleethorpes.

To discover why North East Lincolnshire is a great place to live and work go to www.discovernel.co.uk

DIRECTIONS

From LOVELLE BACONS ESTATE AGENCY GRIMSBY office head southwest on Church Lane toward Deansgate/A1136. Turn left onto Deansgate/A1136, continue onto Bargate/A1243. At the roundabout, take the 1st exit onto Scartho Road/A1243. At the roundabout, take the 2nd exit onto Waltham Road where the property can be identified by our "For Sale" board.

PARTICULARS OF SALE

ENTRANCE HALL

Central heating radiator. Tiled floor. Staircase to first floor. Coving to ceiling.



LOBBY OFF ENTRANCE HALL

Central heating radiator. Serving hatch to lounge.

CLOAKROOM

Tiled floor. Close coupled WC. Pedestal wash hand basin. Central heating towel radiator. Wall mounted central heating boiler. UPVC double glazed window.

LOUNGE

13'8" max X 13'7" max (4.16m max X 4.15m max)
Two central heating radiators. Open fire with tiled surround. Coving to ceiling. Double glazed bay window.



LIVING / DINER

25'0" max X 13'7" max (7.61m max X 4.15m max)
Spacious and well presented. A feature traditional fire surround incorporating open fire. Two central heating radiators. Coving to ceiling. Dual aspect double glazed windows.



ADDITIONAL PHOTOGRAPH

STUDY

16'8" max X 10'1" max (5.08m max X 3.07m max)
Coving to ceiling. Central heating radiator. UPVC double glazed window and entrance door leading to the rear garden.



SUN ROOM

19'5" max X 11'7" max (5.92m max X 3.54m max)
Tiled floor. Central heating radiator. Entrance door leading to the rear garden. French doors leading to the kitchen.



BREAKFAST KITCHEN

19'9" max X 19'5" max (6.01m max X 5.92m max)
A spacious breakfast kitchen with well fitted beech effect wall and base units with granite worktops over incorporating double sink with mixer tap. Tiling to splashback areas. Cooker point. Integrated dishwasher. Central heating radiator. Coving to ceiling. Dual aspect UPVC double glazed windows.



ADDITIONAL PHOTOGRAPH

UTILITY ROOM

Fitted base units to match the kitchen with granite worktop incorporating sink and drainer with mixer tap. Central heating radiator. UPVC double glazed window. Entrance door leading to the rear garden.

FIRST FLOOR

LANDING

A spacious split level landing. Central heating radiator. Attractive coving to ceiling. Loft access. Late walk-in store. UPVC double glazed window.

BEDROOM 1

23'11" max X 19'5" max (7.29m max X 5.93m max)

Two central heating radiators. Bamboo effect flooring. Two UPVC double glazed windows.



DRESSING ROOM

Walk-in storage. Central heating radiator. Loft access. Bamboo effect flooring.

EN-SUITE

Fully tiled wet room. Walk-in shower area. Bidet. White high gloss vanity unit incorporating wash hand basin with mixer tap. Close coupled WC. Central heating towel radiator. UPVC double glazed window.



BEDROOM 2

13'9" max X 13'6" max (4.18m max X 4.11m max)

Central heating radiator. Feature cast iron fire. Coving to ceiling. Double glazed window.



BEDROOM 3

13'9" max X 13'6" max (4.18m max X 4.11m max)

Central heating radiator. Feature cast iron fire.
Coving to ceiling. Double glazed window.



BEDROOM 4

13'9" max X 11'0" max (4.18m max X 3.36m max)

Central heating radiator. Coving to ceiling. Double glazed window.

BEDROOM 5

13'9" max X 11'0" max (4.18m max X 3.36m max)

Central heating radiator. Double glazed window.

BATHROOM

Fully tiled. Panelled jacuzzi bath with shower over. WC. His and Hers wash hand basins. Central heating towel radiator. UPVC double glazed window.

OUTSIDE

GARDENS



ADDITIONAL PHOTOGRAPH



ADDITIONAL PHOTOGRAPH



ADDITIONAL PHOTOGRAPH



ADDITIONAL PHOTOGRAPH



DOUBLE ATTACHED GARAGE

Up and over door. Light and power. Personal door.

DOUBLE LENGTH DETACHED GARAGE

A brick built double length detached garages with up and over door. Light and power.

OTHER INFORMATION

TENURE

We are advised by the owners that the property is Freehold, although we have not had confirmation from the Solicitors.

SERVICES

We have not tested any heating systems, fixtures, appliances or services.

LOCAL AUTHORITY

North East Lincolnshire Council - Telephone 01472 313131.

VIEWING

By appointment with the sole selling agents LOVELLE BACONS ESTATE AGENCY, telephone Grimsby Office (01472) 251918.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience.

We will require certain pieces of personal information from you in order to provide a professional service to you and our client.

The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy.

More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our office on 01472 251918 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available on request.

Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

*All of the measurements in this brochure are approximate.

ENERGY PERFORMANCE GRAPH

Waltham Road , Grimsby



*please be advised that the provided floor plans are not drawn to scale and should be used for guidance purposes only.

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Grimsby

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