



Primrose Cottage, 5 Peterson Drive New Waltham, Grimsby, Lincolnshire DN36 4GZ

Located on the popular Renaissance Development which is situated close to Humberston Avenue is this attractive partly stone clad cottage style house. The deceptively spacious accommodation includes: Entrance hall, cloaks/wc, excellent sized through lounge, living dining kitchen, superb sun room to the ground floor plus three double bedrooms one with an en suite plus a family shower room/wc. Gas central heating system (new boiler fitted December 2025). Double glazing. Semi detached brick garage. Enclosed WEST facing rear garden.

£320,000

- CHARMING COTTAGE STYLE PROPERTY
- THROUGH LOUNGE
- LIVING DINING KITCHEN
- CLOAKS/WC
- THREE DOUBLE BEDROOMS
- EN SUITE AND FAMILY SHOWER ROOM
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- BRICK GARAGE
- WEST FACING GARDEN



ACCOMMODATION

MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

ENTRANCE HALL

With a radiator and a built in storage cupboard below the staircase which leads up to the first floor.

CLOAKROOM/WC

Having a vanity base and a low flush wc. Tiled flooring, alarm pad and extractor fan



LOUNGE

27'5" x 12'5" (8.38 x 3.80)

This lovely through lounge has a double glazed window to the front elevation plus double glazed french doors to the rear elevation and two radiators. The focal point of this room is the modern fire surround inset with a marble effect hearth.



LOUNGE



LIVING DINING KITCHEN

21'1" x 12'5" (6.43 x 3.81)

Again another spacious area having a dual aspect with double glazed windows to both the front elevations. Situated to the front of this room is space for both a dining table and sofa. The kitchen area is fitted with a range of modern units incorporating an integrated dishwasher together with a built in electric oven, gas hob with an extractor fan above. The contrasting work surfaces are inset with a stainless steel sink unit and has space beneath for washing machine. Contrasting tiled splash backs. To complete the kitchen area is a small island unit. Tiled flooring to the kitchen area. Two radiators.



LIVING DINING KITCHEN



LIVING DINING KITCHERN



SUN ROOM

12'9" x 12'5" (3.89 x 3.80)

With access from the kitchen is this lovely addition which has double glazed windows and doors which overlooks the rear garden. Laminate flooring and central heating radiator.



SUN ROOM



FIRST FLOOR

LANDING

The spelled staircase leads up from the ground floor, radiator and a Velux window to the rear elevation.



BEDROOM ONE

18'4" x 12'4" (5.61 x 3.78)

This excellent sized main bedroom has a double glazed window to the front, radiator and an superb range of floor to ceiling wardrobes which provides excellent hanging space together with matching bedside cabinets.



BEDROOM ONE



EN-SUITE SHOWER ROOM

8'0" x 2'9" (2.46 x 0.84)

Fitted with a walk in shower cubicle, a concealed wc and a pedestal wash hand basin. The walls are finished with an waterproof wall boarding. Heated towel rail.



BEDROOM TWO

12'7" x 11'8" (3.84 x 3.58)

Double glazed Velux window to the rear elevation, radiator and again having a bank of fitted wardrobes.



BEDROOM TWO



BEDROOM THREE

12'7" x 9'6" (3.84 x 2.92)

Useful range of fitted wardrobes, radiator and double glazed Velux window to the front elevation.



SHOWER ROOM

6'6" x 6'2" (2 x 1.88)

The family shower room has a double glazed Velux window to the front elevation and is fitted with a tiled shower cubicle together with a vanity unit including a semi recessed sink with cupboards below and a concealed wc. Heated towel rail. Extractor fan. The walls are half tiled to dado height.



OUTSIDE

BRICK GARAGE

18'9" x 8'9" (5.72 x 2.67)

This semi detached brick garage has an up and over door to the front plus a uPVC door to the side which opens into the rear garden. Light and power.

GARDENS

The properties on Renaissance mostly have no front gardens which gives an overall village ambiance. Primrose Cottage has a wide driveway to the right of the property which provides ample off road parking which leads to the garage. The enclosed WEST facing garden includes a paved patio which is located close to the property with the remainder being lawned with well stocked borders including established trees which gives natural shelter during the summer months.



PATIO



GARDENS



GARDENS



GARDENS



TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - E

EPC -

VIEWING ARRANGEMENTS

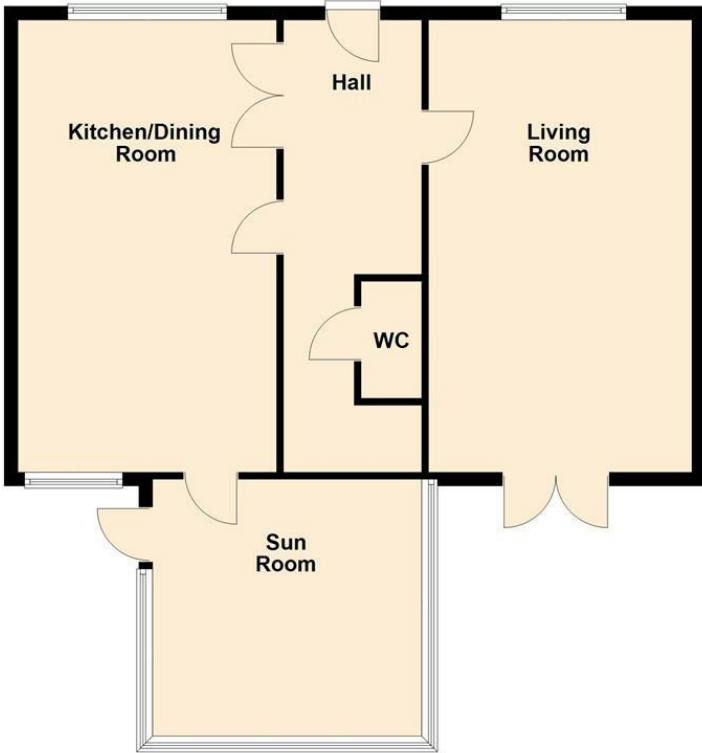
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

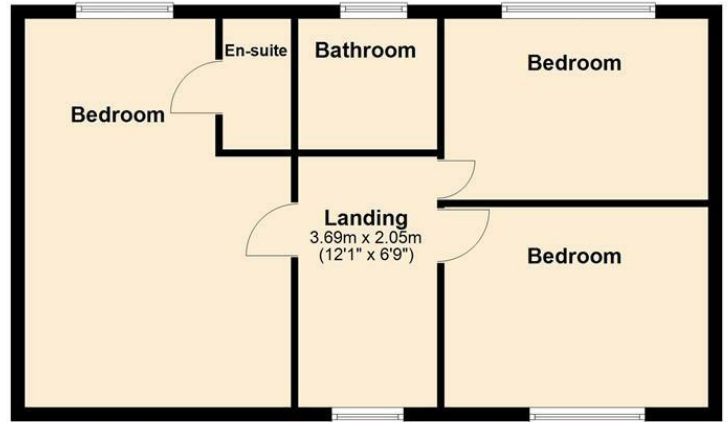
Ground Floor

Approx. 81.3 sq. metres (875.5 sq. feet)



First Floor

Approx. 57.5 sq. metres (619.3 sq. feet)



Total area: approx. 138.9 sq. metres (1494.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	86
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.