



156 Fairway, Waltham, DN37 0PX
£280,000

Key Features:

- Spacious Four Bedroom Detached Bungalow
- Highly Regarded Village Location
- Generous Corner Plot Gardens
- Open Plan Kitchen/Dining/Living Area
- Utility & Cloakroom/WC
- Four Versatile Double Bedrooms
- En Suite Shower Room & Family Bathroom
- Off Road Parking

Occupying a generous corner plot on the corner of Grimsby Road and Fairway, this immaculately presented detached bungalow offers well planned single-storey accommodation, featuring four versatile double bedrooms and an open plan kitchen, dining and living area.

Arranged in an L-shape, the room provides distinct areas for cooking, dining and relaxing, with French doors opening directly onto the rear garden. The kitchen is fitted with a range of storage units, integrated fridge/freezer and a dual fuel range cooker, while oak effect laminate flooring extends throughout the majority of the home.

The entrance hallway provides access to a useful utility area with space for laundry appliances, which leads through to the cloakroom/WC.

An inner hallway leads to the four bedrooms and family bathroom. The main bedroom benefits from an en suite shower room with a large shower enclosure, while the three further bedrooms are all good-sized doubles with built-in wardrobes. The second bedroom is particularly flexible, offering the option of being used as a second sitting room if preferred. The family bathroom is fully tiled and includes a shower over the bath.

Outside, the extensive mainly lawned gardens extend around the property, together with a paved patio area. A gated driveway provides off-road parking.

The property is situated within a highly regarded residential area, conveniently positioned for the wide range of amenities available in both Waltham and Scartho. Popular local schools are also within the surrounding area.



KITCHEN/DINING ROOM
22'1" x 9'10" (6.74 x 3.00)

LIVING AREA
14'3" x 12'0" (4.35 x 3.66)

UTILTY ROOM
5'10" x 2'7" (1.80 x 0.80)

CLOAKROOM/WC
1'9" x 3'5" (0.54 x 1.05)

BEDROOM 1
11'5" x 9'6" (3.50 x 2.91)

EN - SUITE SHOWER ROOM
8'2" x 3'10" (2.51 x 1.17)

BEDROOM 2
11'9" x 11'1" (3.60 x 3.39)

BEDROOM 3
10'3" x 9'7" (3.14 x 2.93)

BEDROOM 4
8'5" x 8'5" (2.57 x 2.57)

BATHROOM
7'1" x 5'6" (2.16 x 1.69)

TENURE
FREEHOLD

COUNCIL TAX BAND
C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

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