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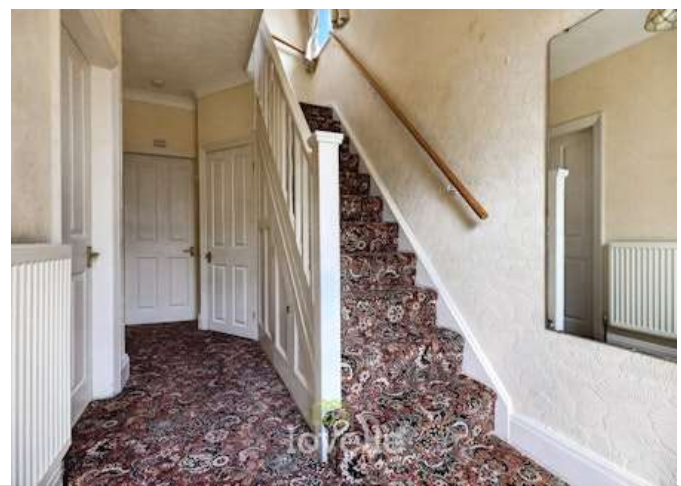


Brigsley Road , Waltham



When it comes to
property it must be


lovelle



£245,000

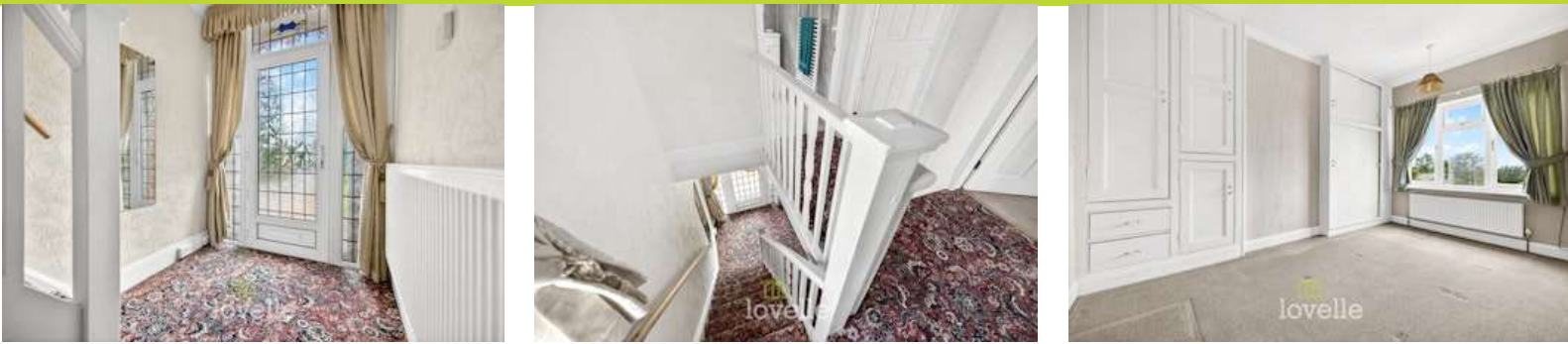


Located in the highly sought-after village of Waltham Village, this three-bedroom semi-detached home occupies a generous plot and offers spacious accommodation ideal for family living. Features include a large driveway, double-length garage, private rear garden, EV charging point, gas central heating and uPVC double glazing. The property benefits from two reception rooms, including an extended family room, a well-fitted kitchen, three bedrooms and a modern shower room. Offering excellent scope for modernisation, it is conveniently situated close to village amenities, schools and countryside walks.

Key Features

- Sought After Location
- Spacious Semi-Detached House
- Three Bedrooms & Two Reception Rooms
- Generous Plot, Garage & Driveway
- No Chain
- uPVC DG & GCH
- EPC rating C
- Tenure: Freehold





Positioned on a generous plot within the highly sought-after village of Waltham Village, this well-maintained three-bedroom home offers spacious and versatile accommodation, excellent outdoor space, and outstanding potential for buyers looking to create their ideal family home.

Enjoying a peaceful residential setting, the property benefits from a large driveway providing ample off-road parking, a double-length garage, private rear garden, EV charging point, gas central heating, and uPVC double glazing throughout. Combining practical family living with scope for modernisation, this is a home that can be enjoyed immediately while offering exciting opportunities to add value and personalise over time.

A welcoming entrance hall creates an excellent first impression and provides access to the principal ground-floor rooms, together with the staircase leading to the first floor. To the front of the property, the comfortable lounge offers an inviting space to relax and unwind, with plenty of natural light creating a warm and welcoming atmosphere. To the rear, a substantial second reception room benefits from a thoughtfully designed extension, significantly increasing the living accommodation. The kitchen is well-appointed with a practical layout and ample storage and workspace, providing everything needed to support a busy household. Its functional design makes day-to-day living easy while also presenting opportunities for future enhancement should a purchaser wish to create a contemporary open-plan arrangement. There is also a dual-aspect porch with storage and downstairs toilet.

The first-floor accommodation comprises three well-proportioned bedrooms, including two generous double bedrooms and a comfortable single bedroom that could alternatively serve as a child's room, dressing room, or home office. Completing the accommodation is a modern shower room fitted with a shower cubicle, wash hand basin, and WC, offering a clean and contemporary finish.

One of the standout features of this property is the impressive outdoor space. The generous frontage provides extensive off-road parking via a large driveway, leading to the double-length garage which offers excellent storage, workshop potential, or secure parking. To the rear, the property enjoys a substantial private garden, providing an ideal environment for family activities, outdoor entertaining, gardening enthusiasts, or simply enjoying the peaceful surroundings. The size of the plot offers a wonderful sense of space that is increasingly difficult to find.

Waltham Village continues to be one of the area's most desirable residential locations, attracting families, professionals, and retirees alike. The village offers an excellent range of amenities including shops, cafes, healthcare facilities, and everyday conveniences, all within easy reach.

The property is also well placed for highly regarded local schooling, making it particularly appealing to growing families. Residents enjoy access to a variety of scenic countryside walks, green spaces, and recreational opportunities, creating a wonderful balance between village living and modern convenience.

Excellent transport links provide straightforward access to nearby centres including Grimsby and Cleethorpes, while the surrounding countryside offers an abundance of routes for walking, cycling, and outdoor pursuits.

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 & Broadband

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

Note

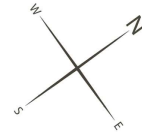
Whilst a Grant of Probate has been formally applied for, the sellers do require receipt of the Grant prior to completion of the sale. We are advised the average time for a Grant of Probate to be issued is 11 weeks from the date of application. Prospective purchasers must consider and factor this into their required timescales.



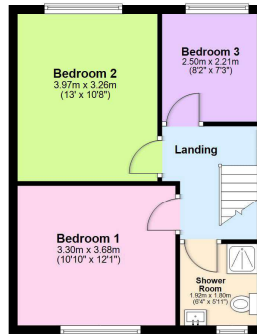




Ground Floor
Approx. 109.8 sq. metres (1181.4 sq. feet)



First Floor
Approx. 40.8 sq. metres (439.4 sq. feet)



Total area: approx. 150.6 sq. metres (1620.9 sq. feet)

The provided floor plan is intended for general informational purposes only and may not accurately represent the exact dimensions, layout, or features of the property. The floor plan should not be relied upon for making decisions about purchasing, renting, or modifying the property. Actual measurements and features may vary. It is recommended that interested parties conduct a physical inspection of the property to verify the accuracy of the floor plan and obtain specific information about the property's condition, amenities, and any other relevant details.
Plan produced using PlanUp.



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