

Peaks Lane, New Waltham, DN36 4LU

FOR SALE - £465,000

Canters

Chartered Surveyors

Viewing is highly recommended on this spacious four-bedroom chalet-style house, situated on the periphery of the highly regarded and sought-after village of New Waltham. The village itself is well served by a range of amenities and facilities including convenience stores, hot food takeaways, a pharmacy, village hall and regular bus services. New Waltham also benefits from reputable schooling including New Waltham Academy and Enfield Academy, whilst Tollbar Academy is also within easy reach.

Beautifully presented and well maintained throughout, the property offers spacious accommodation over two floors. The accommodation briefly comprises entrance hallway, sitting room, dining room, day room, kitchen diner, utility room and bathroom to the ground floor, with four bedrooms, an en-suite shower room and separate family shower room to the first floor. Further benefits include uPVC double glazing, gas fired central heating, security alarm system, a westerly facing rear garden and detached garage.

Hallway Featuring a uPVC part double glazed entrance door, coving to the ceiling, dado rail and inset downlighting. A returning spindle staircase leads to the first floor accommodation, whilst a useful built-in coats cupboard provides practical storage.

Sitting Room 8.14m x 3.62m A generously proportioned dual aspect reception room accessed via glazed timber doors from the hallway. Featuring an inset coal effect gas fire, coving to the ceiling and wall light points.

Dining Room 3.80m x 3.48m Having a walk-in bay window to the front elevation together with coving to the ceiling.

Day Room 5.00m x 3.99m maximum Positioned to the rear of the property and featuring an inset log effect gas fire, coving and wall lights. Sliding uPVC double glazed doors overlook and provide access onto the rear garden, whilst glazed timber doors provide secondary access into the kitchen.

Kitchen Diner 4.94m maximum x 3.83m maximum Well-appointed with an extensive range of fitted wall and base units together with a matching central island and breakfast bar, all comple mented by granite work surfaces and matching upstands. The island incorporates a Miele induction hob with stainless steel chimney style extractor above and integrated power points. Additional features include inset sink unit, Miele stainless steel double oven, integrated dishwasher and space for an American style fridge freezer. Dual aspect windows together with two uPVC double glazed doors opening onto the block paved patio. Inset ceiling downlights and tiled flooring continuing through into the utility room.

Utility Room Fitted with matching wall and base units incorporating a stainless steel drainer sink unit with mixer tap. Washing machine, tumble dryer and wine fridge. Wall mounted central heating boiler and side aspect window.

Bathroom 2.97m x 1.58m Fitted with a modern suite comprising panelled bath with glazed screen and shower over, vanity unit incorporating wash hand basin with mixer tap and concealed cistern WC. Tiled walls and flooring, inset ceiling downlights, heated towel rail and side aspect window.

First Floor Accommodation

Landing With Velux roof light to the rear elevation.

Bedroom One 3.91m x 3.90m to wardrobes Fitted with an extensive range of wardrobes, drawers, overhead storage cupboards and bedside units. Front aspect window.

En-Suite Shower Room Comprising shower enclosure with folding glazed screen, vanity unit incorporating wash hand basin with mixer tap and concealed cistern WC. Tiled walls and inset downlighting.

Bedroom Two 3.01m x 3.25m Fitted with wardrobes together with separate built-in cupboard. Front aspect window.

Bedroom Three 3.79m x 2.07m With Velux roof light.

Bedroom Four 3.80m maximum x 3.01m maximum With built-in cupboard and Velux roof light.

Shower Room Fitted with a corner shower enclosure with sliding doors, vanity style wash hand basin with storage cupboards beneath and low flush WC. Heated towel rail and Velux roof light.

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Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 15/05/2026

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ADDITIONAL PHOTOS & PLANS

Outside The property occupies a well-proportioned mature plot and enjoys a westerly facing rear garden. To the front, the property is set behind a low-level brick wall with twin wrought iron gates opening onto an extensive block paved driveway providing off-road parking for multiple vehicles. The front garden also features established borders containing a variety of mature trees and shrubs together with decorative slate beds.
The driveway leads to the detached garage 5.48m x 4.70m Hhaving up-and-over door, personnel door, light and power.
The enclosed rear garden is predominantly laid to lawn and complemented by a block paved patio, mature tree and well-stocked borders containing a wide variety of plants and shrubs. Outside lighting and external water supply.

Tenure We are verbally advised that the property is of freehold tenure, although we are awaiting formal confirmation from the vendor's solicitor.

Council Tax Band: 'E' NB: This can be reviewed by the Local Authority.

EPC Rating: 'C(79)'

FURTHER INFORMATION AND TO VIEW:
Viewing by appointment only, contact James Chisholm james@canters.co.uk 01472 356143.

Disclaimer: This floor plan is for illustrative purposes only and not to scale; it should not be relied upon for accuracy. The image remains the intellectual property of Canters and should not be reproduced without consent.



Hallway



Sitting Room



Dining Room

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ADDITIONAL PHOTOS & PLANS



Kitchen Diner



Kitchen Diner



Day Room



Bathroom



Bedroom 1



En Suite Shower Room

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ADDITIONAL PHOTOS & PLANS



Bedroom 2



Bedroom 3



Shower Room



Rear Garden



Rear Garden



Rear Elevation

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ADDITIONAL PHOTOS & PLANS



Front



Driveway

Ground Floor

Approx. 96.6 sq. metres (1040.0 sq. feet)



First Floor

Approx. 68.4 sq. metres (735.8 sq. feet)



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