



Cheapside, Waltham, Grimsby, DN37 0HN

FOR SALE - £399,000

CanTERS

Chartered Surveyors

An individually designed and built **THREE BEDROOM DETACHED HOUSE with Double Garage** occupying an elevated plot within the much sought after and highly desirable village of Waltham. Constructed in 1969 for the present vendors, the well-planned accommodation comprises; Porch, Hallway, Cloakroom, Sitting Room, Dining Room, Kitchen, utility and Garden Room. To the first floor are; Three Bedrooms, Dressing Room and Family Bathroom. The property benefits from Gas Fired Central Heating, majority Upvc Double Glazed Windows and a south westerly facing rear garden.

Waltham is found towards the south of Grimsby and Cleethorpes, in close proximity to the villages of New Waltham, Scartho, Brigsley and Barnoldby-le-Beck. The village benefits from a variety of amenities and facilities including Waltham Windmill Golf Club, local shops, restaurants, licenced premises and a variety of takeaways. The Waltham Leas Primary Academy is located within the heart of the village with Toll Bar Academy being found to the eastern periphery.

Porch	3.25m x 1.09m Having timber framed door and windows and tiled floor.
Hallway	4.66m x 3.07m With wall lights, coving and a staircase leading to the first-floor accommodation.
Cloakroom	With low flush WC and a window to the rear aspect.
Sitting Room	7.49m x 3.94m Having dual aspect windows overlooking both the front and rear gardens, coving to the ceiling and a feature brick & tile fireplace.
Dining Room	4.23m x 3.66m With coving, dado rail and a window overlooking the front garden.
Kitchen	4.22m x 3.00m Fitted with a range of wall cupboards and base units with matching worktops and incorporating a single drainer sink unit with mixer tap over. Space for an oven, dishwasher and fridge. Downlights to the ceiling and dual aspect window. A sliding door provides access to the utility room and a separate doors leads into the sunroom.
Utility Room	1.80m x 1.60m With fitted worktop incorporating a four-ring gas hob and wall cupboards.
Garden Room	4.42m max x 4.13m max Having timber clad vaulted ceiling with two Velux roof lights and a tiled floor. A timber door provides access to the driveway and a sliding patio door opens to the patio.
Landing	With gallery style landing and window to the front aspect. Wall lights, coving and cupboard off.
Bedroom 1	3.93m x 3.93m With window to front aspect and a door providing access to the dressing room.
Dressing Room	3.45m x 3.28m With a range of fitted wardrobes, cupboards and dressing table. A window overlooks the rear garden.
Bathroom	3.71m x 2.27m With coloured suite comprising; bath, pedestal wash hand basin with mixer tap over, bidet and separate shower. Tiled walls. A separate door provides access to the dressing room.
Bedroom 2	4.20m x 3.32m With fitted wardrobes, cupboards and dressing table. Coving to the ceiling.
Bedroom 3	4.20m x 3.33m With fitted wardrobes, cupboards and coving to the ceiling.
Outside	Favourably positioned on Cheapside, occupying an elevated position, the front garden is laid predominantly to lawn with a wide variety of mature shrubs and plants. The driveway, which is suitable for multiple vehicles, leads to the garage via wrought iron gates. The well stocked south facing rear garden has a paved patio and is laid partly to lawn with an abundance of mature trees, plants and shrubs.
Garage	6.19m x 5.29m Of brick construction with electric roller door, light, power and personnel door.
Tenure	We are verbally advised that the property is Freehold and we are awaiting formal confirmation from the vendors solicitor.

ADDITIONAL PHOTOS & PLANS



Porch



Hallway



Dining Room



Sitting Room



Sitting Room



Sitting Room

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01472 356143

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 10/05/2024

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ADDITIONAL PHOTOS & PLANS



Kitchen



Garden Room



Landing



Bedroom 1



Dressing Room



Bedroom 2

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ADDITIONAL PHOTOS & PLANS



Bedroom 3



Bathroom



Front Garden



Rear Garden



Rear Garden



Rear Garden

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ADDITIONAL PHOTOS & PLANS

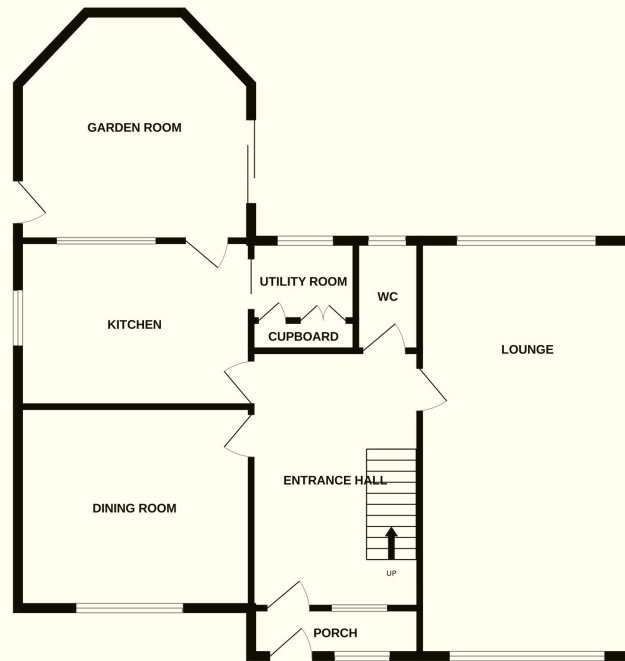


Rear Garden

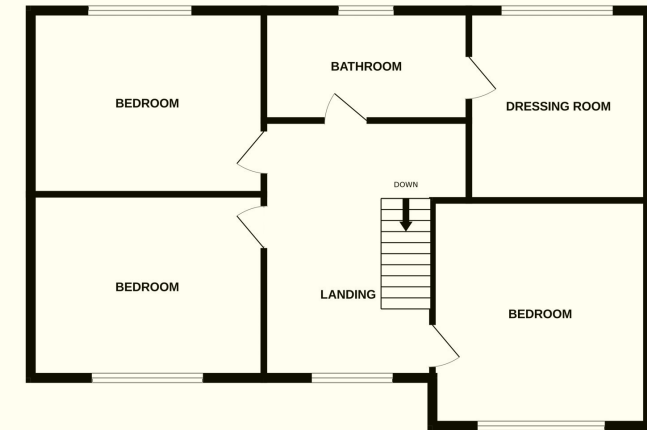


Driveway and Garage

GROUND FLOOR



1ST FLOOR



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

EPC Rating: 'C'

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

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