



Geipel Close, Waltham, Grimsby, DN37 0NY

**FOR SALE - £395,000**

**CanTERS**  
Chartered Surveyors

Early viewing is highly recommended on this two/three bedroom detached chalet style property with detached double garage, found within the highly regarded and popular village of Waltham. The property is pleasantly positioned at the head of a cul-de-sac within Geipel Close, which is found off Camargue Avenue and forms part of this much sought-after development constructed by renowned local builders Carr & Carr (Builders) Limited. The property is conveniently positioned not far from the centre of this thriving village, which benefits from a good selection of local eateries, public houses, shops, Waltham Windmill Golf Club and a regular bus service, together with infant and comprehensive schools.

The well-presented and flexible accommodation over two floors, which benefits from uPVC double glazed windows, gas central heating and a security alarm, briefly comprises entrance porch, hallway, sitting room, bedroom three/dining room, conservatory, kitchen, utility and shower room to the ground floor. The first floor accommodation provides two further bedrooms and a family bathroom.

<b>Porch</b>	With uPVC part double glazed entrance door and matching side and top lights. Tiled floor, exposed brick walls, wall light and a window to the side aspect.
<b>Hallway</b>	With wood oak effect uPVC double glazed door and side lights. Cornice to ceiling, return spindle staircase to the first floor accommodation and understairs cupboard. The staircase has a display shelf and a Velux roof light.
<b>Sitting Room</b>	7.46m x 3.91m This generous room, found to the front of the property, has a feature fireplace with tiled hearth and back and an inset living flame coal effect fire. Dual aspect windows, wall lights, cornice to the ceiling and double doors leading to the hallway.
<b>Dining Room/Bed 3</b>	3.92m x 3.15m With wall lights, cornice and two uPVC double glazed doors which lead into the conservatory. This room can be utilised as a bedroom with the conservatory as a sitting room.
<b>Conservatory</b>	3.83m max x 2.92m With vaulted ceiling, uPVC double glazed windows and doors which lead out to the rear garden.
<b>Kitchen</b>	3.90m x 3.86m max Comprehensively fitted with a range of wall cupboards and base units incorporating a breakfast bar with contrasting worktops and inset sink unit with mixer tap over and wine rack. Integrated appliances include a double oven, four ring electric hob with extractor over and dishwasher. Dual aspect windows, coving to the ceiling, under-cabinet lighting and a tiled floor continuing through into the utility room.
<b>Utility Room</b>	Fitted with white wall cupboards and base units with contrasting worktop and inset stainless steel sink unit with splashback tiling. Space for a washing machine and a wall mounted Ideal boiler. A uPVC part double glazed door provides access to the garden.
<b>Shower Room</b>	2.62m x 1.74m With suite comprising shower with glass door, low flush WC and vanity style hand wash basin. Tiling to the floor, part tiled walls and a window to the rear aspect.
<b>Landing</b>	With airing cupboard containing hot water cylinder.
<b>Bedroom 1</b>	5.28m max x 3.92m max With a range of fitted wardrobes, window to front aspect and a Velux roof light.
<b>Bedroom 2</b>	2.82m max x 3.32m max With fitted wardrobes and Velux roof light.
<b>Family Bathroom</b>	With suite comprising panelled bath with combination mixer tap and rainhead attachment, vanity style hand wash basin with mixer tap and low flush WC. Part tiled walls and downlights to the ceiling.
<b>Outside</b>	The property stands back with the front garden benefitting from an extensive block paved driveway suitable for multiple vehicles. There is a part lawned area, established plants, shrubs and trees, together with a decorative hedge. There are two gates providing access to the enclosed fenced rear garden, which has an abundance of mature plants and shrubs. Patio area with brick edging and a decorative circular lawn.
<b>Detached Garage</b>	5.46m x 4.99m Of brick and tile construction and having a single remote controlled up and over door, personnel door, light and power.
<b>Tenure</b>	We are verbally advised that the property is of freehold tenure, although we are awaiting formal confirmation from the vendor's solicitor.

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 15/05/2026

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## ADDITIONAL PHOTOS & PLANS

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

**EPC Rating:** 'C (76)'

### FURTHER INFORMATION AND TO VIEW:

Viewing by appointment only, contact James Chisholm [james@canters.co.uk](mailto: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.

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Hallway



Sitting Room



Sitting Room

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**ADDITIONAL PHOTOS & PLANS**



Dining Room / Bedroom 3



Conservatory



Kitchen



Kitchen



Utility



Shower Room

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**ADDITIONAL PHOTOS & PLANS**



Bedroom 1



Bedroom 2



Family Bathroom



Rear Garden



Rear Elevation



Rear Garden

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**ADDITIONAL PHOTOS & PLANS**



Driveway



Garage

**Ground Floor**

Approx. 89.4 sq. metres (961.9 sq. feet)



**First Floor**

Approx. 43.8 sq. metres (471.2 sq. feet)



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