



The Green, Waltham, DN37 0FH

FOR SALE - £229,950

CanTERS

Chartered Surveyors

Early viewing is highly recommended on this stunning three-bedroom contemporary mews-style property, which forms part of the highly sought-after Green Development in Waltham. Fashionably presented throughout and maintained to an exceptional standard, the accommodation boasts a wealth of attractive features including gas-fired central heating with underfloor heating to the ground floor, oak veneered internal doors, uPVC double glazing, a security alarm system, superb open-plan living accommodation, double-width car port and the balance of an LABC warranty.

The fashionably presented accommodation briefly comprises an entrance hall with cloakroom and storage cupboard, together with a spacious open-plan living kitchen to the ground floor. To the first floor are three bedrooms, an en-suite shower room, and a family bathroom. The Green Development is located off Cheapside within the highly desirable village of Waltham, situated on the outskirts of Grimsby and within easy reach of the coastal resort of Cleethorpes and the Lincolnshire Wolds. The village is exceptionally well served by an established centre incorporating public houses, Waltham Tea Gardens, shops, takeaways, restaurants, Waltham Windmill Golf Club, and highly regarded local schools.

Entrance Hall Entered via a grey-fronted composite entrance door, with ceiling downlights and Amtico flooring. A useful built-in cupboard provides both storage and hanging space.

Cloakroom Fitted with a modern white suite comprising a vanity wash hand basin with mixer tap and tiled splashback, together with a low flush WC. Tiled flooring and ceiling downlights.

Stunning Open-Plan Living Kitchen

Kitchen Area 3.41m x 2.83m Beautifully fitted with a range of platinum shaker-style wall and base units incorporating a breakfast bar with contrasting work surfaces and matching upstands. Features include an inset sink unit with mixer tap, stainless steel oven, four-ring gas hob with chimney-style extractor above, and integrated fridge/freezer, dishwasher, and washing machine. There is pendant lighting above the breakfast bar together with ceiling downlights, under-cabinet lighting, and plinth lighting. A window overlooks the front garden with plantation shutter, while the Amtico flooring continues through to the living area.

Living Area 5.89m x 5.18m (including staircase) An open-plan living space featuring a continuation of the kitchen flooring and ceiling downlights, staircase rising to the first floor accommodation, and a useful understairs storage cupboard. There is provision for a wall-mounted television together with two uPVC double glazed doors and matching side panels overlooking and opening onto the rear garden.

First Floor Landing with cupboard with both hanging and storage space.

Bedroom One 4.15m x 3.37m With window to the front elevation fitted with plantation shutters and ceiling downlights.

En-Suite Shower Room Fitted with a modern suite comprising a tiled shower enclosure with folding glass door, vanity wash hand basin with mixer tap, and low flush WC. Wall-mounted heated towel rail, tiled flooring, ceiling downlights, and partially tiled walls. Velux roof light to the front elevation.

Bedroom Two 3.05m max x 3.80m max With ceiling downlights and rear aspect window fitted with plantation shutters.

Bedroom Three 2.68m x 1.99m With Velux roof light.

Family Bathroom Fitted with a contemporary suite comprising a P-shaped bath with mixer tap, shower attachment and glass screen, vanity wash hand basin with mixer tap, and concealed cistern WC with contrasting worktop. Partially tiled walls, tiled flooring, wall-mounted heated towel rail, and ceiling downlights.

Outside The property stands behind a picket fence with gated access leading to a block paved pathway. The front garden is attractively laid with decorative slate and benefits from external power sockets together with up-and-down lighting to the front elevation. To the rear is a delightful low-maintenance garden featuring two paved patio areas, pathway, and predominantly laid to artificial grass, complemented by decorative slate borders and fenced boundaries. A rear gate provides access to the double-width tiled car port, complete with security lighting and incorporating a brick-built store (1.52m x 1.47m) which has been converted by the current vendor into a useful laundry room with fitted worktop and vinyl flooring. Access to the car port is provided via a shared tarmac driveway approached from The Green. Additional external features include outside sockets, up-and-down lighting, and an outside tap.

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 19/05/2026

Disclaimer: Canters, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of Canters has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.

Canters
www.canters.co.uk

01472 356143

ADDITIONAL PHOTOS & PLANS

Warranty The property will benefit from the balance of an LABC warranty.

Tenure We are verbally advised the property is Freehold, with formal confirmation awaited from the vendor's solicitor.

Council Tax Band: Not listed (Subject to confirmation by the Local Authority)

EPC Rating: B (85)

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



Kitchen



Kitchen

Canters
www.canters.co.uk

01472 356143

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 19/05/2026

Disclaimer: Canters, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of Canters has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.

ADDITIONAL PHOTOS & PLANS



Kitchen



Living Area



Living Area



Cloakroom



Bedroom 1



Bedroom 1 En Suite

CanTERS
www.canTERS.co.uk

01472 356143

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 19/05/2026

Disclaimer: CanTERS, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of CanTERS has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.

ADDITIONAL PHOTOS & PLANS



Bedroom 2



Bedroom 3



Bathroom



Rear Garden



Rear Garden



Rear Garden

CanTERS
www.canTERS.co.uk

01472 356143

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 19/05/2026

Disclaimer: CanTERS, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of CanTERS has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.

ADDITIONAL PHOTOS & PLANS



Front Garden



Shared Driveway



Car Port



Shared Driveway

CanTERS
www.canTERS.co.uk

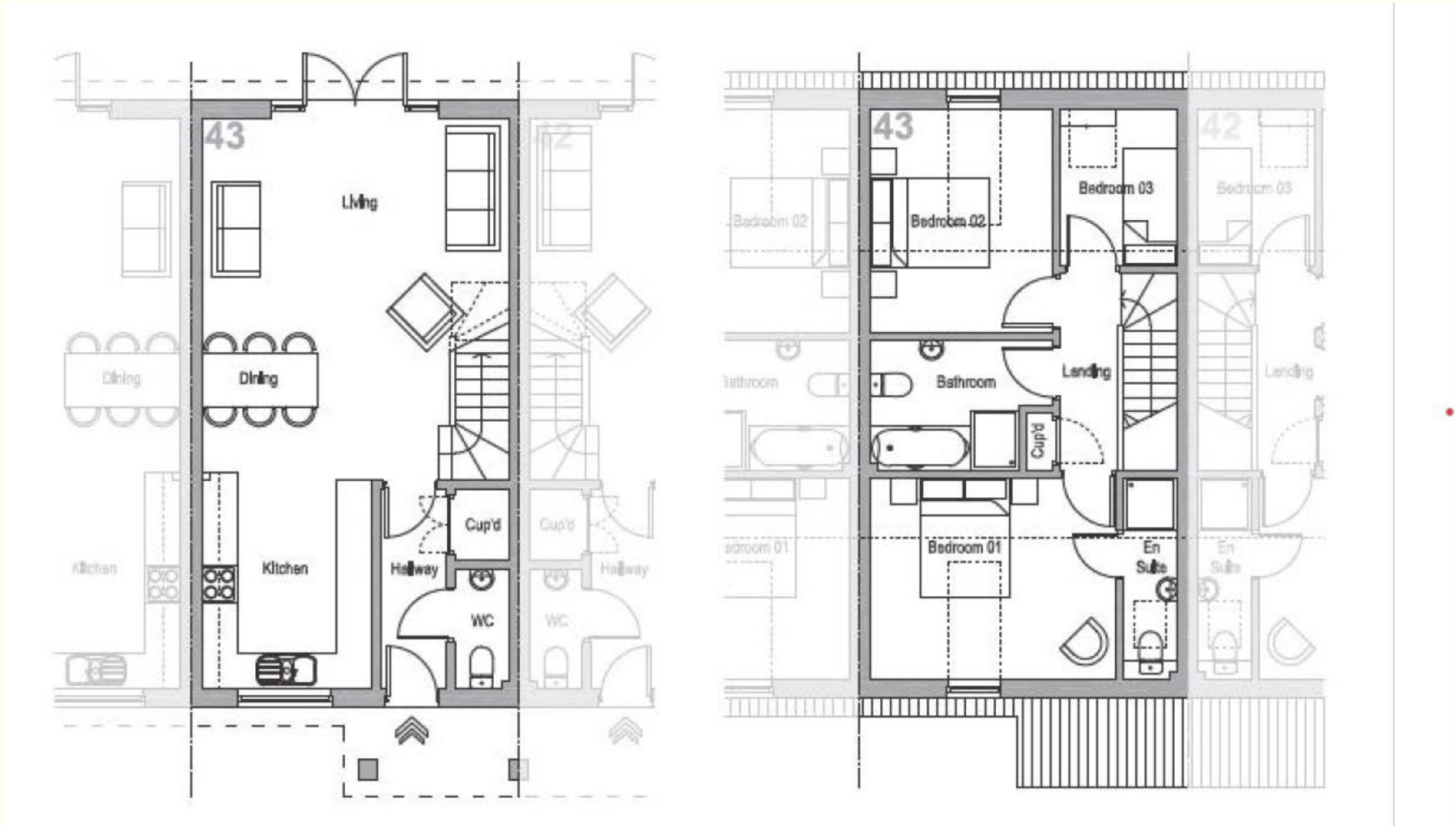
01472 356143

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 19/05/2026

Disclaimer: CanTERS, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of CanTERS has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.

ADDITIONAL PHOTOS & PLANS



Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 19/05/2026

CanTERS
www.canTERS.co.uk

01472 356143

Disclaimer: CanTERS, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of CanTERS has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.