

Buy. Sell. Rent. Let.



Danesfield Avenue, Waltham



3



1



2

When it comes to  
property it must be

  
lovelle



**£275,000**

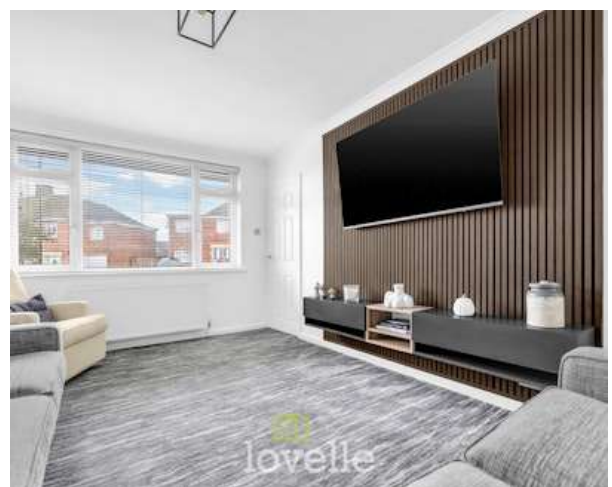
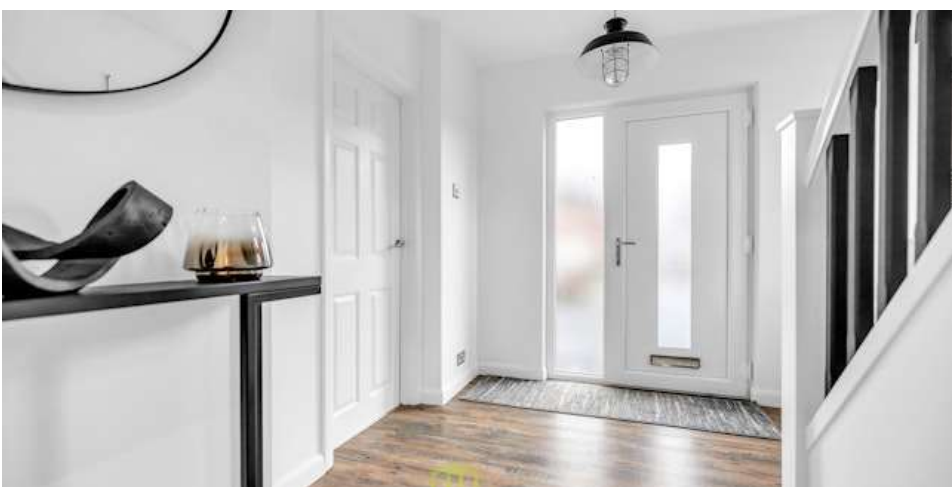
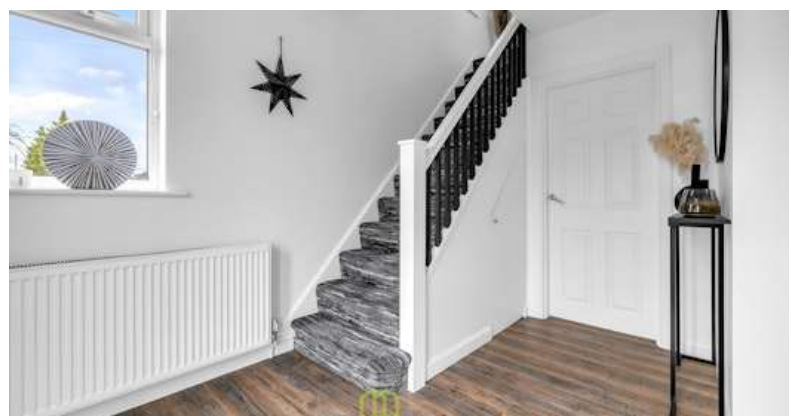


Immaculately presented three-bedroom semi-detached home in the popular village of Waltham, featuring an extended open-plan kitchen/family room with bifold doors to a generous landscaped garden, two receptions, modern bathroom, utility/WC, driveway parking, and convenient access to local schools, amenities and transport links into Grimsby.

#### Key Features

- Extended Semi-Detached House
- Key Turn Property
- Immaculate Throughout
- Open Plan Living
- Three Bedrooms
- Stunning Kitchen & Bathroom
- EPC rating D
- Tenure: Freehold







**\*\*MOTIVATED SELLERS\*\*** Viewings Are Advised!! This three-bedroom semi-detached house is offered for sale in Waltham, a well-regarded village on the outskirts of Grimsby, known for its local amenities, schools and green spaces.

The property is presented in immaculate order throughout and occupies a generous plot with driveway parking. A welcoming entrance hall gives access to the main accommodation and includes stairs to the first-floor landing, where drop-down ladders provide access to the loft.

There are two reception rooms. To the rear, a full-width extension creates an open-plan family room, combining living and dining space with the modern kitchen. This light-filled area features skylights and bifold doors opening directly onto the landscaped, generous-size rear garden, providing a strong link between indoor and outdoor space. The kitchen is fitted with modern units, worktops, a 50/50 fridge freezer, oven, hob and microwave, plus a 1 & 1/3 sink. It is open plan to the family room and is supported by a useful utility room with WC.

The second reception room is a spacious lounge, enhanced by an acoustic panelled feature wall.

On the first floor, there are three bedrooms. Bedroom one is a double room with an acoustic panelled wall and fitted shutter blinds. Bedroom two is also a double, benefiting from built-in wardrobes. Bedroom three also has fitted shutter blinds and would be suitable for a variety of uses such as a child's room or study. The bathroom is well specified with a walk-in shower featuring a rainfall shower head, his and hers sinks with vanity units, WC and a towel radiator. The house further benefits from uPVC double glazing and gas central heating throughout and benefits from a new roof (2023) and cavity wall insulation to ensure efficiency.

Waltham offers a range of local shops, cafes and amenities, with further facilities available in nearby Grimsby. The village is served by well-regarded primary and secondary schools. There are nearby parks, walking and cycling routes, and wider green spaces within easy reach.

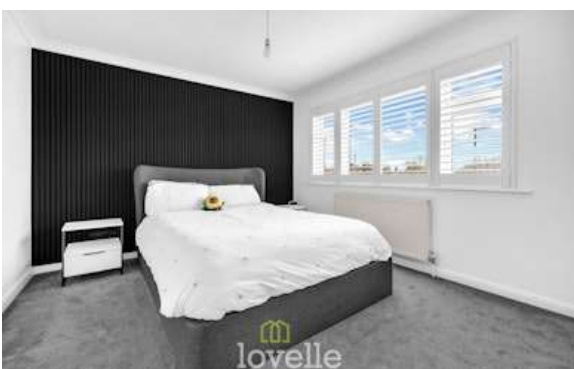
Public transport links connect Waltham to Grimsby and surrounding areas, with Grimsby town centre and Grimsby Town railway station accessible by local bus or a short drive, providing onward rail services to destinations such as Manchester and Lincoln. This modern family home is well placed for those seeking village living with convenient access to local amenities.

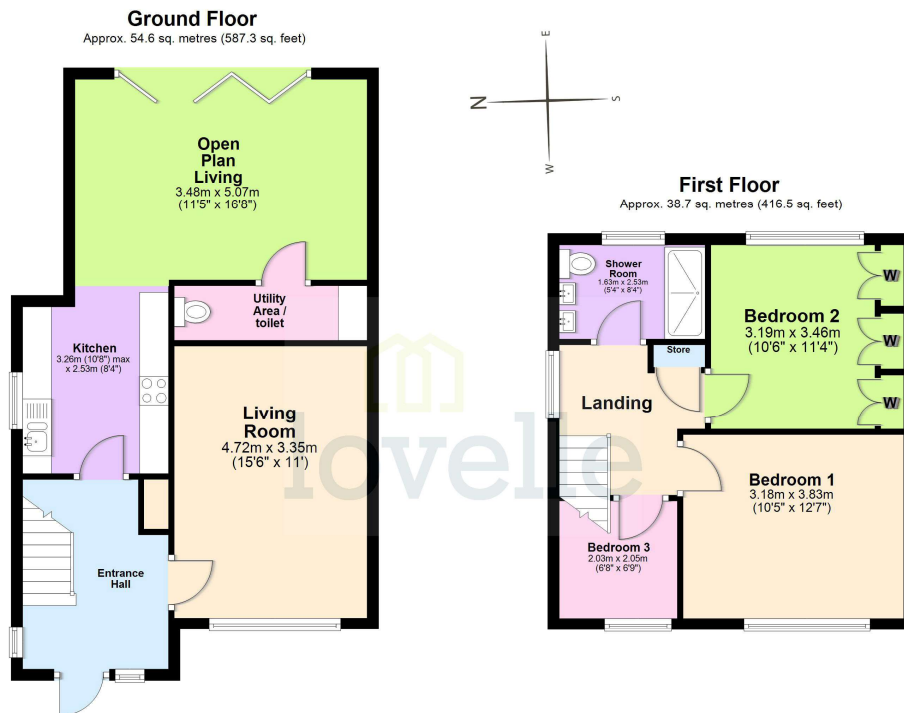
## Disclaimer

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 and broadband

It is advised that prospective purchasers visit [checker.ofcom.org.uk](https://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.





Total area: approx. 93.3 sq. metres (1003.9 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.



When it comes to **property**  
it must be

**lovelle**

01472 251918

grimsby@lovelle.co.uk