



91 Manor Drive, Waltham, North East Lincolnshire, DN37 0NS
£179,950

Key Features:

- Three Bedroom Semi Detached Home
- Popular Waltham Village Location
- Modern Fitted Kitchen
- Separate Lounge & Dining Room
- Downstairs WC & First Floor Shower Room
- Ample Off Road Parking
- Generous West Facing Rear Garden

A well presented three bedroom semi detached home situated in this established and popular area of Waltham, conveniently positioned for well regarded schools, and amenities.

Ideally suited for first time buyers and families, the accommodation includes a modern fitted kitchen, separate dining room and a comfortable lounge, along with a useful utility area, and a downstairs cloak/WC.

To the first floor are three bedrooms and a shower room. Externally, the property benefits from a generous rear garden enjoying a private outlook across open fields. The front offers ample off road parking with a gated driveway extending to the rear.



ENTRANCE HALL

10'11" x 5'10" (3.34 x 1.79)

Accessed via a uPVC front entrance door. With staircase leading to the first floor.

CLOAKROOM/WC

6'2" x 2'3" (1.88 x 0.70)

Fitted with a vanity unit and WC.

KITCHEN

10'4" x 9'3" (3.17 x 2.83)

Comprising a range of modern units, contrasting worktops inset with a resin sink, built-in oven, microwave, gas hob, and plumbing for a dishwasher. Double doors opening into the dining room.

UTILITY AREA

15'8" x 2'6" (4.78 x 0.77)

Side entrance to the property, with plumbing for a washing machine, and space for further appliances.

DINING ROOM

9'4" x 8'5" (2.87 x 2.58)

With French doors opening onto the rear garden.

LOUNGE

12'11" x 10'11" (3.94 x 3.35)

A front aspect lounge, with fireplace incorporating a gas fire, marble back and hearth.

FIRST FLOOR LANDING

With a side aspect window, and access to the loft.

BEDROOM 1

12'2" x 11'5" (3.71 x 3.50)

To front aspect, with built-in wardrobes.

BEDROOM 2

10'2" x 8'5" (3.10 x 2.58)

To rear aspect.

BEDROOM 3

8'5" x 8'5" (2.58 x 2.58)

To front aspect.

SHOWER ROOM

8'11" x 5'4" (2.73 x 1.65)

Fitted with a quadrant shower enclosure, vanity unit and WC. Fitted storage cupboard housing the gas central heating boiler.

TENURE

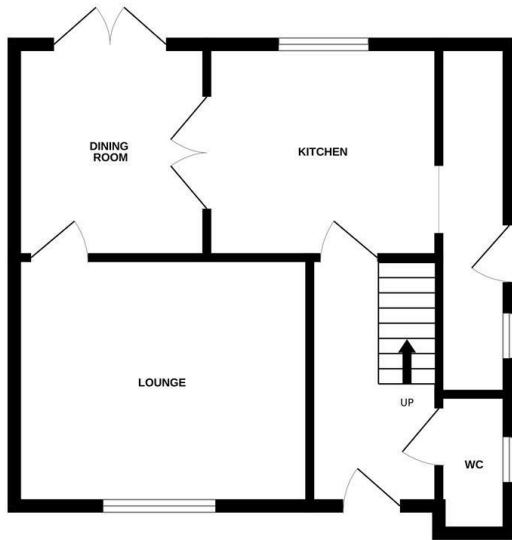
Freehold

COUNCIL TAX BAND

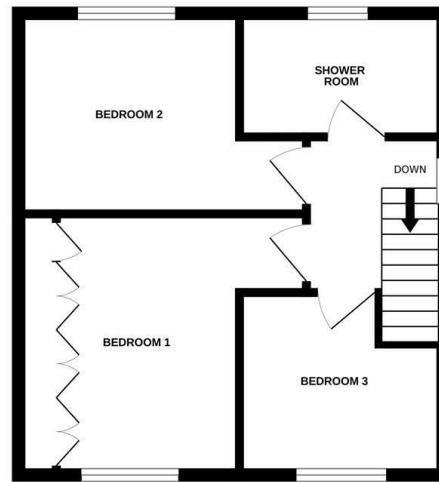
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GROUND FLOOR
445 sq.ft. (41.4 sq.m.) approx.

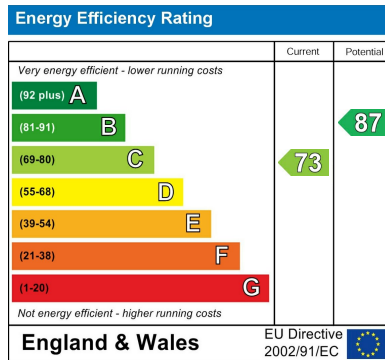


1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 824 sq.ft. (76.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

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