



2 Longhorn Court Waltham, North East Lincolnshire DN37 0XZ

A superbly presented DETACHED TWO BEDROOM BUNGALOW which stands in immaculate gardens. Located in the village of Waltham which is well served by excellent facilities with well decorated accommodation including: L shaped entrance hall, good sized lounge, well fitted kitchen/breakfast room, two bedrooms and a modern shower room/wc. Gas central heating system (modern serviced boiler). Double glazing including uPVC fascias. Home office/hobbies room (formerly the detached garage). Well worthy of an internal inspection.

£229,950

- SUPERBLY MAINTAINED BUNGALOW
- GOOD SIZED LOUNGE
- KITCHEN/BREAKFAST ROOM
- TWO BEDROOMS
- SHOWER ROOM/WC
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- HOBBIES ROOM (FORMERLY THE DETACHED GARAGE)
- LOVELY GARDENS
- POPULAR VILLAGE LOCATION



DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

GROUND FLOOR ONLY

ENTRANCE HALL

This L shaped entrance hall is approached from the side of the bungalow through a grey composite door has has coving to ceiling, radiator and a stylish laminate floor. Useful cloaks cupboard plus a second cupboard which houses the hot water tank. All internal doors have been replaced with contemporary styled oak doors.

LOUNGE (FRONT)

17'7" x 10'10" (5.36 x 3.31)

Having a double glazed window to the front elevation, radiator, coving to textured ceiling and fitted dado rail. The focal point of this room is the modern fire surround with black marble effect hearth inset with an electric stove.



LOUNGE



KITCHEN/BREAKFAST ROOM

9'10" x 9'4" (3.00 x 2.84)

The kitchen is fitted with an excellent range of base and wall cupboards in a walnut finish having brushed steel handles and includes a Bosch double electric oven, a gas hob with a Neff extractor above, together with an integrated fridge. The black marble effect work surfaces are inset with a stainless steel sink unit having space beneath for washing machine. Matching black marble effect splash backs plus a stainless steel splash backs to the hob area. The modern Logic gas fired boiler is located in a matching tall cupboard. Vinyl flooring. Radiator. Double glazed window to the front elevation. Space for a small breakfast table and chairs.



KITCHEN/BREAKFAST ROOM



KITCHEN/BREAKFAST ROOM



BEDROOM 1 (REAR)

12'4" x 10'11" (3.75 x 3.33)

Double glazed window with views over the rear garden. Radiator. Laminate flooring. Coving and access to ceiling.



BEDROOM 1



BEDROOM 2 (REAR)

8'0" x 9'5" (2.45 x 2.87)

Again having a double glazed window with views over the rear garden and laminate flooring. Radiator.



SHOWER ROOM/WC

5'6" x 7'2" (1.67 x 2.18)

This shower room has a suite in white comprising a low flush wc, fitted vanity unit with storage below and a corner shower cubicle with a remote controlled Aqualisa power shower. Amtico slate tiled effect flooring. The walls are extensively tiled in a pale grey with complimentary silver border tile together with the shower area having a waterproof dark wall boarding. Inset lights and extractor fan to ceiling. Chrome wall mounted heated towel rail. Double glazed window.



HOME OFFICE

17'0" x 8'6" (5.17 x 2.59)

Formerly the detached brick garage this has been transformed into a home office/hobbies room and has two double glazed windows plus a double glazed door. Light and power.



OUTSIDE

THE GARDENS

The property stands at the end of the Court with the front garden having a substantial concrete hard standing together with a striking paved pathway and a well maintained lawn area. The concrete driveway leads to the hobbies room and the enclosed rear garden which is again well maintained with a lawn and a substantial paved patio area ideal for Alfresco dining. Included in the sale is a timber garden shed.



THE GARDENS



THE GARDENS

PATIO AREA



TENURE

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

EPC -

VIEWING ARRANGEMENTS

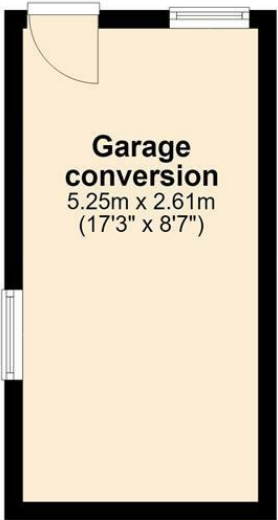
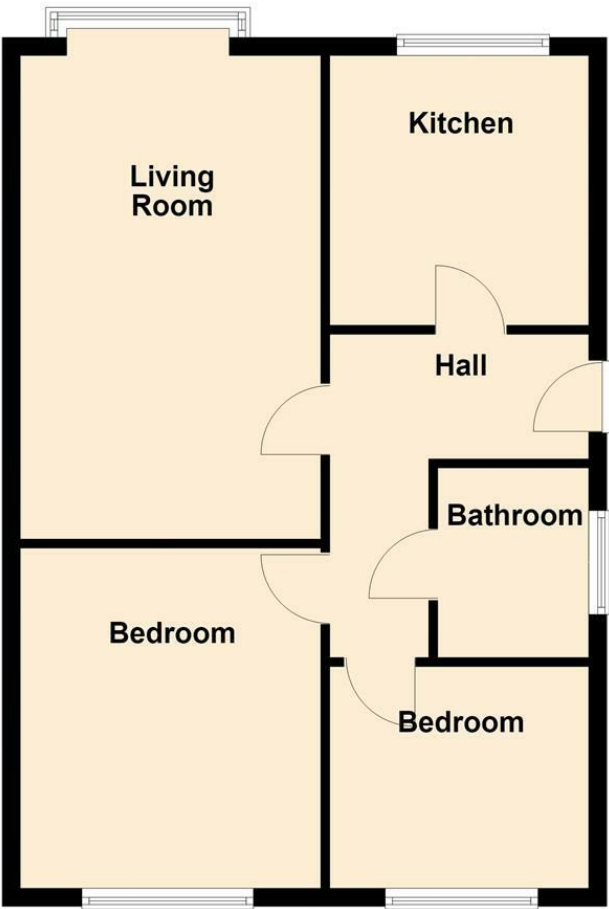
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

Ground Floor

Approx. 72.0 sq. metres (775.4 sq. feet)



Total area: approx. 72.0 sq. metres (775.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.