



12A Brigsley Road, Waltham, DN37 0JY
£415,000

Key Features:

- Detached Three Bedroom Bungalow
- Private Position in a Desirable Village Location
- Immaculately Presented & Generously Proportioned Throughout
- Spacious Lounge
- Family Dining Kitchen & Separate Utility
- Main Bedroom with En Suite
- Family Bathroom
- Private Gated Driveway
- Ample Parking & Large Detached Garage

Tucked away in a private and quiet position within the heart of Waltham village, this immaculately presented detached bungalow offers generously proportioned accommodation throughout. Accessed via electric gates, the property occupies a spacious plot with established wraparound gardens and ample parking. The property is approached via a front entrance porch which opens into a welcoming L-shaped entrance hall. Double doors lead through to a superb size lounge, featuring a granite fireplace with inset living flame gas fire. The dining kitchen provides a generous and sociable space, fitted with a range of units, quartz worktops and integrated appliances including a double oven, induction hob, dishwasher and fridge. French doors open directly onto the rear garden, while a separate utility room provides space for laundry appliances together with further storage.

There are two spacious double bedrooms, both benefiting from fitted wardrobes. The main bedroom has a modern en-suite shower room including a large shower enclosure and vanity unit, while the third bedroom is currently arranged as a study. The family bathroom is well appointed with a separate shower enclosure and corner bath.

Externally, the property enjoys established wraparound gardens with areas of lawn and planted borders, together with ample gravelled driveway parking to the front, and a large detached garage.

The property is conveniently positioned just off the village centre, with a range of shops and amenities nearby, and falls within excellent school catchment. The village also provides easy access to Grimsby town centre, Cleethorpes seafront and the surrounding area. An exceptional opportunity to acquire a substantial bungalow in a private setting, with viewing highly recommended



LOUNGE
19'1" x 16'2" (5.83 x 4.94)

DINING KITCHEN
17'1" x 15'1" (5.23 x 4.61)

UTILITY ROOM
9'6" x 5'8" (2.92 x 1.74)

BEDROOM 1
13'10" x 13'8" (4.24 x 4.17)

EN- SUITE
9'9" x 6'5" (2.98 x 1.96)

BEDROOM 2
16'11" x 14'0" (5.16 x 4.27)

BEDROOM 3/STUDY
10'8" x 8'11" (3.26 x 2.74)

BATHROOM
12'1" x 8'9" (3.70 x 2.68)

GARAGE
18'7" x 15'8" (5.67 x 4.80)

TENURE
FREEHOLD

COUNCIL TAX BAND
E



GROUND FLOOR
1464 sq.ft. (136.0 sq.m.) approx.



GARAGE
363 sq.ft. (33.7 sq.m.) approx.

TOTAL FLOOR AREA: 1827 sq.ft. (169.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

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