

Buy. Sell. Rent. Let.



Atkinsons Lane, Waltham



3



1



2

When it comes to
property it must be


lovelle



£220,000



Immaculately presented three-bedroom semi-detached house with two reception rooms, modern kitchen and bathroom, generous driveway, garage, and rear garden, situated in a quiet Waltham village cul-de-sac close to schools, amenities, and transport links—offered with no chain.

Key Features

- Semi-detached
- Three Sizable Bedrooms
- Modern kitchen & Bathroom
- Two Reception Rooms
- Waltham Village
- Drive & Garage
- EPC rating C
- Tenure: Freehold





This semi-detached house is for sale in a sought-after cul-de-sac position within Waltham village. The property is presented in immaculate condition and is ideally suited to families and first-time buyers. It offers three generous size bedrooms, each with built-in wardrobes. The welcoming entrance hall leads to a cloakroom with WC beneath the stairs.

There are two reception rooms: a spacious lounge featuring a fire surround and sliding doors to the dining room, which benefits from French doors opening onto the pleasant rear garden. The modern kitchen is fitted with units, dual aspect windows, space and plumbing for a washer and dryer, and includes an oven and gas hob.

The contemporary bathroom features a bath, separate shower, sink with vanity unit, and WC.

Additional features include uPVC double glazing, gas central heating, a generous plot with a large driveway, garage (with power), and a rear garden.

Waltham village is known for its local amenities, nearby parks, walking routes, and schools, making it convenient for families. The property is well located for public transport links, with access to Grimsby town centre in about 15 minutes by bus, and Grimsby Town train station offering direct services to Lincoln, Doncaster, and Manchester. Local shops, cafes, and primary and secondary schools are within walking distance, and nearby parks provide outdoor recreational opportunities. The property is offered with no chain.

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](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.

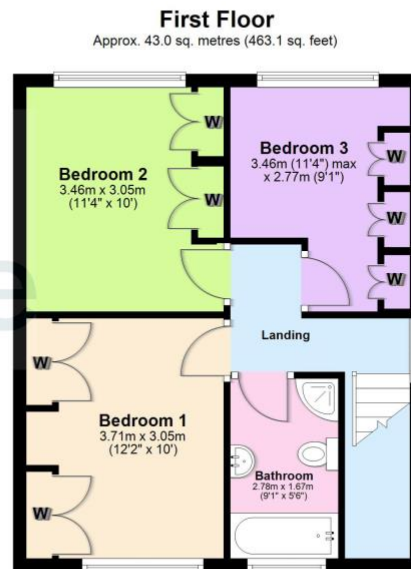
Subject to probate

Whilst a Grant of Probate has been formally applied for, the sellers do require receipt of the Grant prior to completion of the sale. We are advised the average time for a Grant of Probate to be issued is 11 weeks from the date of application. Prospective purchasers must consider and factor this into their required timescales.

Sold as seen

Due to limited information held by the sellers, we must advise any prospective purchaser that the property is being 'Sold As Seen'.





Total area: approx. 110.1 sq. metres (1184.7 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

