



30 Janton Court New Waltham, North East Lincolnshire DN36 4LL

Situated in the popular village of New Waltham which is well served by excellent local facilities including shopping, primary and the highly regarded Waltham Tollbar Academy and regular bus services into both Grimsby and Cleethorpes is this deceptively spacious FOUR BEDROOM SEMI DETACHED DORMER BUNGALOW. The accommodation includes: L shaped entrance hall, good sized lounge, fitted kitchen/breakfast bar, two bedrooms (one could be used as a second reception room) to the ground floor plus two bedrooms to the first floor. Gas central heating system. Double glazing. Excellent front garden and an enclosed rear garden which includes a substantial brick store.

£189,950

- SEMI DETACHED DORMER BUNGALOW
- POPULAR VILLAGE WITH EXCELLENT FACILITIES
- 1/2 RECEPTION ROOMS
- 3/4 BEDROOMS
- KITCHEN/BREAKFAST ROOM
- G F BATHROOM
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- GOOD SIZED GARDENS



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.

ACCOMMODATION

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MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

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L SHAPED ENTRANCE HALL

Approached via a uPVC entrance door, coving and inset spot lights to ceiling. The open tread staircase leads up to the first floor.



LOUNGE (FRONT)

16'4" x 11'3" (5 x 3.45)

This excellent sized lounge has a double glazed bay window to the front elevation, four wall lights and radiator. The modern fire surround is inset with a living flame gas fire.



KITCHEN/BREAKFAST ROOM

9'10" x 9'2" (3 x 2.8)

Fitted with a range of sage green base and wall cupboards including an integrated fridge, washing machine plus a built in microwave, electric oven and hob having an extractor chimney. The contrasting work surfaces are inset with a cream sink. The kitchen is completed by a matching breakfast bar area. Vinyl flooring. Coving with inset spot lights to ceiling. Two double glazed windows and door.



KITCHEN/BREAKFAST ROOM



BEDROOM 1

12'6" x 12'7" (3.83 x 3.85)

Double glazed window to the rear elevation, radiator and coving with inset spot lights to ceiling. A bank of floor to ceiling open hanging space and drawers.



BEDROOM 1



BEDROOM 2/SECOND RECEPTION ROOM

12'11" x 9'8" (3.94 x 2.95)

Double glazed window to the front elevation, radiator and coving to ceiling.



BATHROOM/WC

5'4" x 6'6" (1.65 x 2)

Fitted with a panelled bath having a twin headed shower and a bi folding door above, a vanity wash stand with bowl and a concealed wc. Tiled walls, heated towel rail and double glazed window.



FIRST FLOOR

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SMALL LANDING

Useful storage cupboard and additional storage to eaves

BEDROOM 3 (FRONT)

12'5" x 8'10" (3.79 x 2.71)

Double glazed window to the front elevation and radiator.



BEDROOM 4 (REAR)

11'9" x 5'6" (3.59 x 1.68)

Double glazed window and radiator. Access to roof space where the Worcester boiler is located.



OUTSIDE

THE GARDENS

The property stands in front and rears, the excellent sized fore garden is lawned inset with a mature palm, a wide driveway provides excellent off road parking. The enclosed rear garden is paved for ease of maintenance and included in the sale is the timber garden shed.



BRICK GARDEN STORE

12'3" x 8'3" (3.74 x 2.52)

This useful brick garden store is approached via a uPVC door and has light and power.

TENURE - FREEHOLD

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 - C

VIEWING ARRANGEMENTS

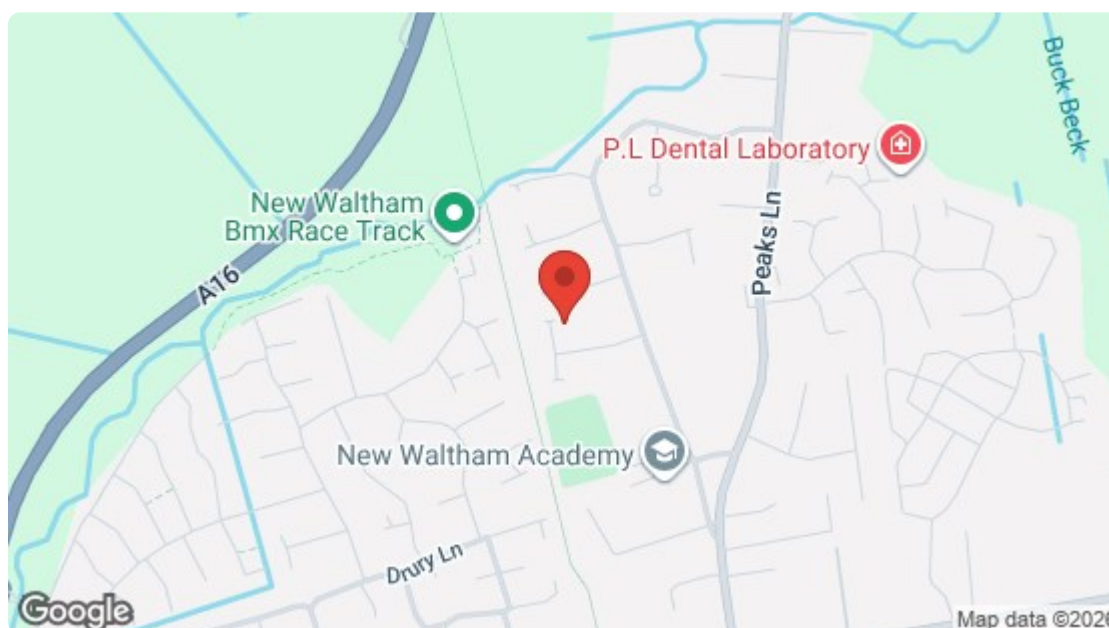
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

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



1ST FLOOR
APPROX. FLOOR
AREA 20.4 SQ M.
(220 SQ FT)



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

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.