



62 Sunningdale, Waltham, DN37 0UG
£190,000

Key Features:

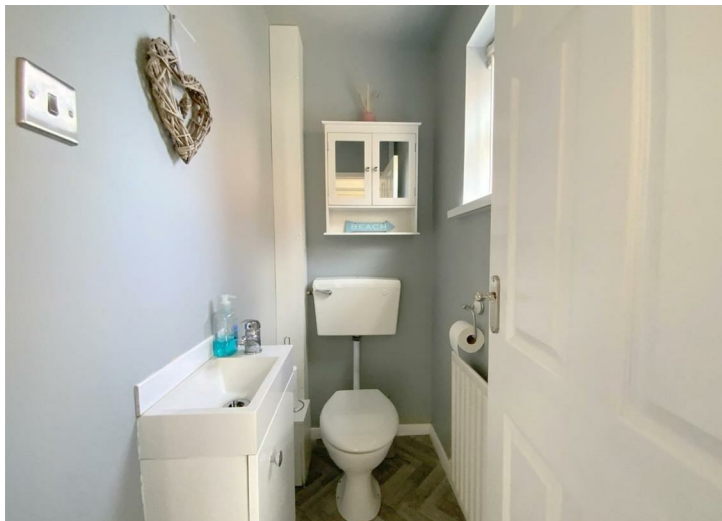
- Three Bedroom Semi Detached Home
- Highly Regarded Village Location
- Well Presented Interior & Gardens
- Spacious Lounge
- Kitchen Diner
- Ground Floor Cloak/WC
- First Floor Family Bathroom
- Ample Off Road Parking
- Detached Garage

Situated within a popular residential area off Barnoldby Road, in the highly regarded village of Waltham, this three bedroom semi detached home offers well presented accommodation, together with ample off-road parking and a detached garage. The entrance hall gives access to a useful cloakroom/WC and the main living accommodation. Positioned to the front, the lounge is a comfortable and well-proportioned room, centred around a fireplace incorporating a gas fire. The kitchen provides a separate space for everyday dining, with a range of fitted units and room for a dining table.

Upstairs, there are three good sized bedrooms, two of which are doubles, together with a family bathroom fitted with a shower over the bath.

Outside, a lengthy driveway extends alongside the property, providing ample off-road parking and access to the detached garage. The gardens are mainly laid to lawn, with the rear offering a pleasant space for outdoor seating and summer entertaining.

Waltham offers an excellent range of local amenities, including shops, restaurants, and everyday services, together with well-regarded schools. Grimsby town centre and the attractions of Cleethorpes are also within easy reach. Well maintained throughout, with scope for a purchaser to introduce their own style over time, the property would make an appealing choice for first-time buyers and growing families alike.



LOUNGE

14'7" x 12'2" (4.46 x 3.71)

KITCHEN DINER

15'1" x 9'8" (4.60 x 2.95)

CLOAKROOM

6'0" x 3'0" (1.84 x 0.93)

FIRST FLOOR

BEDROOM 1

13'0" x 11'8" (3.97 x 3.58)

BEDROOM 2

11'9" x 11'5" (3.60 x 3.49)

BEDROOM 3

9'6" x 7'10" (2.90 x 2.41)

BATHROOM

7'3" x 5'5" (2.21 x 1.66)

TENURE

FREEHOLD

COUNCIL TAX

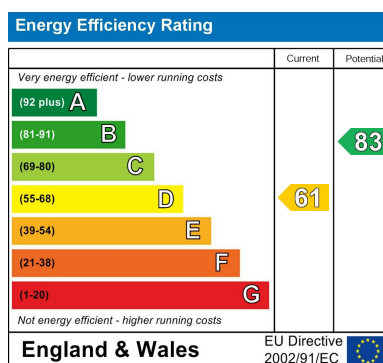




TOTAL FLOOR AREA : 1068 sq.ft. (99.2 sq.m.) approx.

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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