



102 Peterson Drive New Waltham, Grimsby, North East Lincolnshire DN36 4LF

A very spacious 4 BEDROOM DETACHED FAMILY HOME which is located on the popular Renaissance Development. The accommodation includes: Entrance hall, cloaks/wc, home office, good sized lounge which opens into a separate dining room, fitted kitchen/breakfast room and utility to the ground floor plus four double bedrooms one with en suite and a family bathroom/wc to the first floor. Timber double glazed windows. Gas central heating system. Detached brick garage with off road parking. West facing rear garden.

£269,950

- FAMILY DETACHED HOUSE
- THREE RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- UTILITY & CLOAKS/WC
- FOUR GOOD SIZED BEDROOMS
- BATHROOM/WC & EN SUITE
- GAS CENTRAL HEATING SYSTEM
- TIMBER DOUBLE GLAZED WINDOWS
- DETACHED BRICK GARAGE WITH OFF ROAD PARKING
- POPULAR DEVELOPMENT



ACCOMMODATION

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MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

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ENTRANCE HALL

Approached via a black painted entrance door which leads into the entrance hall which has a laminate floor, radiator and a double glazed window to the front elevation.

HOME OFFICE/PLAYROOM (FRONT)

6'11" x 5'8" (2.13 x 1.75)

Double glazed window, radiator and laminate flooring.



LOUNGE (FRONT)

18'0" x 12'4" (5.49 x 3.77)

This excellent sized lounge has a double glazed walk in bay to the front elevation, laminate flooring and two radiators. Double doors leads into the dining room.



LOUNGE



DINING ROOM

9'1" x 11'0" (2.77 x 3.36)

Fitted with laminate flooring and double doors that open onto the rear garden. Radiator.



KITCHEN/BREAKFAST ROOM

13'9" x 14'7" (4.21 x 4.46)

The kitchen is fitted with a range of dark base and wall cupboards incorporating an electric oven, gas hob with an extractor fan above. The contrasting black work surfaces are inset with a stainless steel sink unit and have space beneath for dishwasher. Tiled flooring, radiator and a useful under stairs cupboard. Ample space for breakfast table and chairs. Two double glazed windows.



KITCHEN/BREAKFAST ROOM



KITCHEN/BREAKFAST ROOM



UTILITY ROOM

5'6" x 5'3" (1.68 x 1.61)

Fitted with matching base and wall cupboards with dark work surfaces having space for washing machine. Wall mounted gas fired boiler. Side entrance door. Tiled flooring.



FIRST FLOOR

LANDING

Access to roof space, radiator and a useful airing cupboard which houses the hot water cylinder.

BEDROOM 1 (FRONT)

14'7" x 11'2" (4.46 x 3.42)

An excellent sized principle bedroom has a double glazed window to the front elevation, a bank of mirror front floor to ceiling wardrobes and radiator.



BEDROOM 1



EN SUITE

5'5" x 6'2" (1.66 x 1.88)

With a suite in white comprising a tiled shower cubicle, a low flush wc and a pedestal wash hand basin. Radiator. Vinyl flooring.



BEDROOM 2 (FRONT)

12'5" x 10'6" (3.79 x 3.22)

Double glazed window and radiator.



BEDROOM 3 (REAR)

10'8" x 9'1" (3.27 x 2.79)

Double glazed window. Radiator.



BEDROOM 4 (REAR)

11'8" x 8'9" (3.58 x 2.67)

Double glazed window and radiator.



BATHROOM/WC

6'2" x 6'9" (1.88 x 2.08)

Comprising a suite in white including a panelled bath with a shower above, a pedestal wash hand basin and a low flush wc. Partial tiling to walls. Vinyl flooring. Radiator and a double glazed window.



OUTSIDE

DETACHED BRICK GARAGE

9'8" x 18'9" (2.96 x 5.72)

Accessed from Harvey Walk through double timber gates. Up and over door to the front, light and power.

THE GARDENS

The property has a small area to the front ideal for ornamental pots and an enclosed WEST facing rear garden, this garden has a off road parking area in front of the garage with the remainder being lawned having borders of perennials.



THE GARDENS



THE GARDENS



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 - E

EPC - C

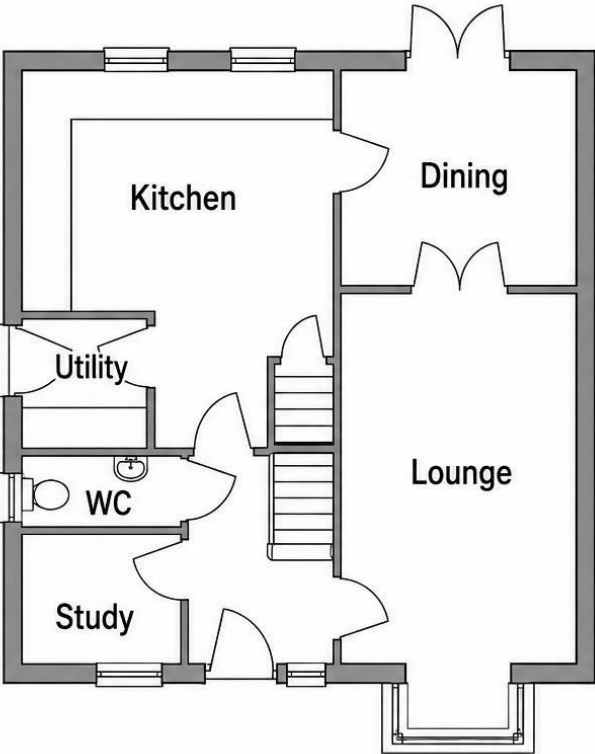
VIEWING ARRANGEMENTS

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

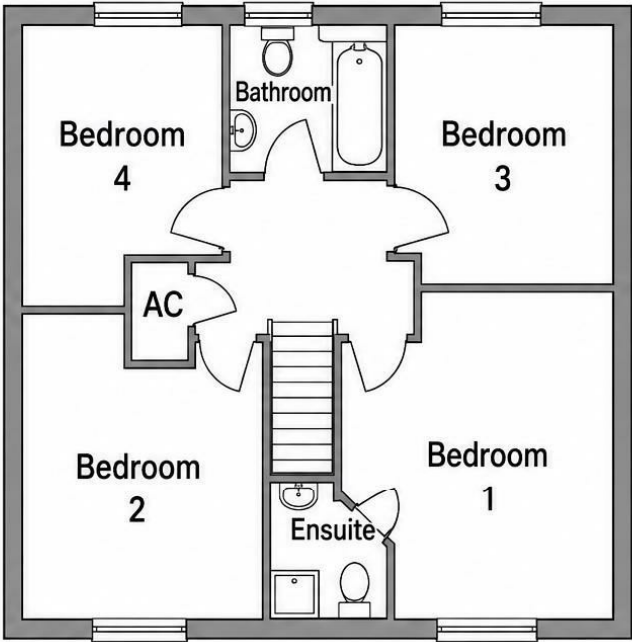
OPENING TIMES

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

GROUND FLOOR



FIRST FLOOR



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		
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.