Joy Walker

ESTATE AGENTS



9 Strathmore Court

New Waltham, Grimsby, North East Lincolnshire DN36 4BS

We are delighted to offer for sale this THREE BEDROOM DETACHED BUNGALOW situated within the heart of New Waltham village with its abundance of amenities, good bus route, highly regarded schools and a short drive to both Grimsby and Cleethorpes town centres. The property is in need of general updating but is a great size with the accommodation comprising of; Entrance hallway, kitchen diner, utility, sunroom, lounge, three bedrooms, master with en suite shower room and family bathroom. Benefiting from gas central heating and uPVC double glazing. Sitting at the end of a cul de sac with an open plan red brick paved front garden providing ample off road parking, integral garage with electric door and to the rear a low maintenance paved garden with shingle area mature trees planted timber shed and fenced boundaries. Viewing is highly recommended offered for sale with NO FORWARD CHAIN.

- NEW WALTHAM VILLAGE LOCATION
- DETACHED BUNGALOW
- KITCHEN DINER, UTILITY ROOM
- CONSERVATORY
- LOUNGE
- THREE BEDROOMS
- MASTER WITH EN SUITE SHOWER ROOM
- FAMILY BATHROOM
- LOW MAINTENANCE GARDENS
- GARAGE & OFF ROAD PARKING







Offers Over £225,000

58 St Peters Avenue, Cleethorpes, Lincolnshire, DN35 8HP Telephone: 01472 200818 Fax: 01472 200618

www.joywalker.co.uk

MEASUREMENTS
All measurements are approximate.

ACCOMMODATION
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ENTRANCE
Accessed to the side of the property via a uPVC door leading into the hallway.



HALLWAY
The hallway has coving to the ceiling, carpeted flooring, radiator and double doors leading to the lounge. Loft access to the ceiling with a pull down ladder.



KITCHEN DINER
17'10" x 10'8" (5.45 x 3.27)
The kitchen diner benefits from a range of wood effect wall and base units with contrasting work surfaces and tiled splashbacks incorporating a composite sink and drainer, gas hob with extractor hood above and one and a half eye level electric fan assisted ovens. Integrated dishwasher and fridge. Finished with coving to the ceiling, carpeted flooring, radiator, uPVC double glazed window to the side aspect and uPVC double glazed patio doors leading to the conservatory. Having ample spce for a family dining table or lounge area.



KITCHEN DINER



KITCHEN DINER



KITCHEN DINER



UTILITY ROOM

10'9" x 4'11" (3.29 x 1.52)

Having matching wall units to the kitchen with plumbing for an automatic washing machine, radiator, carpeted flooring, a connecting door to the garage and a uPVC double glazed door to the side aspect.



CONSERVATORY

12'4" x 9'8" (3.76 x 2.95)

The brick base conservatory hs dual aspect uPVC double glazed window with carpeted flooring, radiator and a glazed door leading to the garden.



LOUNGE

19'1" x 11'8" (5.83 x 3.57)

The lounge has a uPVC double glazed bow window to the front aspect with blinds fitted, coving to ceiling, carpeted flooring, radiator and composite fireplace with electric fire. Double doors leading to the hallway.



LOUNGE



LOUNGE



MASTER BEDROOM

11'10" x 11'8" (3.62 x 3.56)

The master bedroom benefits from a range of fitted wardrobes with matching overheads cupboards and dressing table, coving to the ceiling, carpeted flooring, radiator and a uPVC double glazed window overlooking the garden. Door leading to the en suite shower room.



MASTER BEDROOM



EN SUITE SHOWER ROOM

7'1" x 6'9" (2.17 x 2.06)

Benefitting from a white three piece suite comprising of; Walk in shower with glazed screen, pedestal hand wash basin and low flush wc. Having tiled walls, carpeted flooring, heated rail, airing cupboard and a uPVC double glazed window to the side aspect.



BEDROOM TWO

13'8" x 9'2" (4.17 x 2.81)

The second double bedroom again benefits from a range of built in wardrobes and matching storage cupboards, coving to the ceiling, carpeted flooring, radiator and a uPVC.



BEDROOM THREE

9'9" x 7'8" (2.99 x 2.35)

To the front aspect of the property with a uPVC double glazed window, coving to the ceiling, carpeted flooring, radiator and a range of built in wardrobes with dressing table area.



BATHROOM

6'9" x 6'4" (2.06 x 1.95)

Benefitting from a white three piece suite comprising of; Jacuzzi bath with hand shower attachment, vanity hand wash basin with handy storage and low flush wc with fully tiled walls, carpeted flooring, radiator, mirror storage cupboard and a uPVC double glazed window to the side aspect.



OUTSIDE

THE GARDENS

The property enjoys a cul de sac position with an open plan front garden with red brick paving providing ample off road parking, pathways wrap around the property with wooden gates leading to the rear garden. The rear garden is of low maintenance laid mostly with paving, feature shingle areas and mature trees planted with fenced boundaries and a timber shed.



THE GARDENS



SOLAR PANELS

We understand that the property is fitted with solar panels; however, we have not yet been provided with any documentation or details relating to their installation, ownership, or any associated agreements. Enquiries are currently being made, and further information will be made available as soon as it is received. Prospective purchasers are advised to make their own investigations in the meantime.

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 - D
EPC - C

VIEWING ARRANGEMENTS

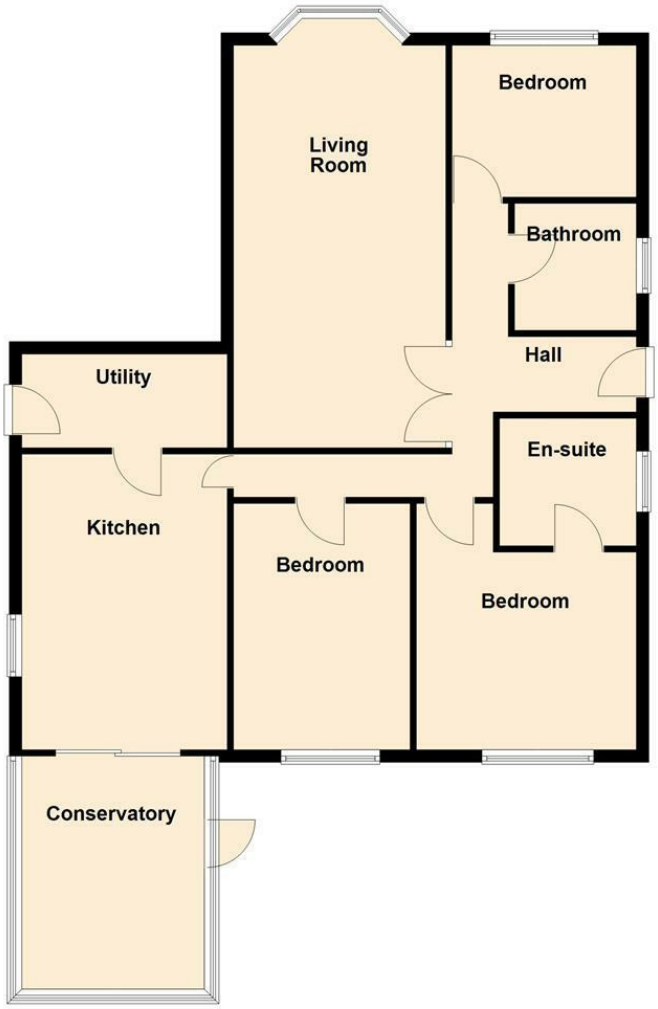
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

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

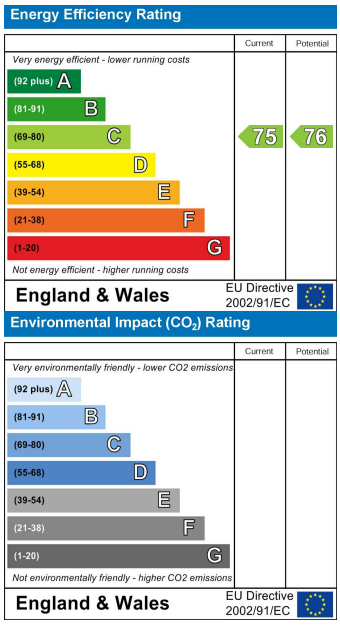
Ground Floor

Approx. 106.1 sq. metres (1141.7 sq. feet)



Total area: approx. 106.1 sq. metres (1141.7 sq. feet)





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.