



36 Woodhall Drive Waltham, Grimsby, North East Lincolnshire DN37 0UP

We are delighted to offer for sale this three-bedroom semi-detached property, situated in the popular village of Waltham, offering a solid family home in a well-regarded residential area. Conveniently located close to a newly built primary school and a range of local amenities, the property is well suited to everyday family living. The accommodation briefly comprises a hallway, kitchen with arch way to dining room, lounge, along with three bedrooms and a family bathroom. Externally there are well-maintained gardens, off-road parking, and a large brick-built garage. Viewing is recommended.

£185,000

- WALTHAM VILLAGE LOCATION
- SEMI DETACHED FAMILY HOME
- KITCHEN WITH ARCH TO DINING ROOM
- LOUNGE
- THREE BEDROOMS
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- BRICK GARAGE
- FRONT & REAR GARDENS
- VIEWING RECOMMENDED



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.

MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

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GROUND FLOOR

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ENTRANCE

Accessed via a composite door with side light panels into the hallway.



HALLWAY

The hallway way has wood effect laminate flooring with carpeted stairs having a slatted wooden balustrade leading to the first floor, radiator and storage cupboard.



KITCHEN

18'3" x 8'5" (5.57 x 2.59)

The kitchen benefits from a large range of cream shaker style wall and base units with contrasting wood effect worksurfaces and matching upstands incorporating a composite sink and drainer, range oven with stainless steel back and stainless steel chimney style extractor hood, space for an automatic washing machine and freestanding fridge freezer. Wall mounted boiler. Finished with a uPVC double glazed window and door over looking the rear garden, wood effect vinyl flooring and arch way to the dining room.



KITCHEN



KITCHEN



KITCHEN



DINING ROOM

9'2" x 8'1" (2.81 x 2.48)

Accessed via an arch from the kitchen with a uPVC double glazed window to the rear and uPVC double glazed French doors leading to the garden finished with continued flooring from the kitchen.



DINING ROOM



LOUNGE

14'11" x 12'3" (4.56 x 3.75)

The lounge has a uPVC double glazed bow window to the front aspect, coving to the ceiling, wood effect laminate flooring, radiator and feature composite fire surround with electric fire and lighting.



LOUNGE



LOUNGE



FIRST FLOOR

FIRST FLOOR LANDING

Having continued carpeted flooring, enclosed banister, airing cupboard and a uPVC double glazed window to the side aspect. Loft access to the ceiling with partial boarding.



BEDROOM ONE

12'1" x 11'11" (3.70 x 3.65)

The master bedroom is to the front aspect with a uPVC double glazed window, carpeted flooring and radiator.



BEDROOM ONE



BEDROOM TWO

11'11" x 10'11" (3.65 x 3.35)

The second double bedroom is to the rear with a uPVC double glazed window, carpeted flooring and radiator.



BEDROOM TWO



BEDROOM THREE

8'1" x 7'10" (2.48 x 2.41)

The third bedroom is to the front aspect with a uPVC double glazed window, carpeted flooring, radiator and built in storage with hanging rails.



BATHROOM

8'3" x 4'11" (2.52 x 1.51)

Benefitting from a white three piece suite comprising of; bath with shower over, pedestal hand wash basin and low flush wc. Finished with tiling to the walls, vinyl flooring, radiator and a uPVC double glazed window to the rear.



OUTSIDE

THE GARDENS

The property stands with well maintained gardens having an open driveway to the front providing ample off road parking, modern sleepers form a front boundary with fenced side boundaries, lawn with mature planting to the borders and a small nature pond. Double wooden gates lead to the rear garden and detached brick garage. The rear garden has fenced boundaries, lawn and mature planting to the borders. A paved patio provides a relaxing entertaining area.



THE GARDENS



THE GARAGE

22'11" x 14'2" (7.00 x 4.33)

Brick built garage with up and over door to the front fitted with electric and lighting.



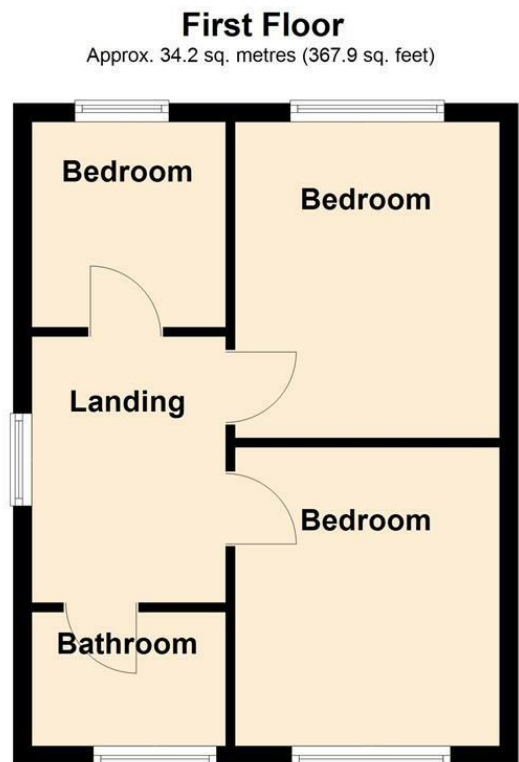
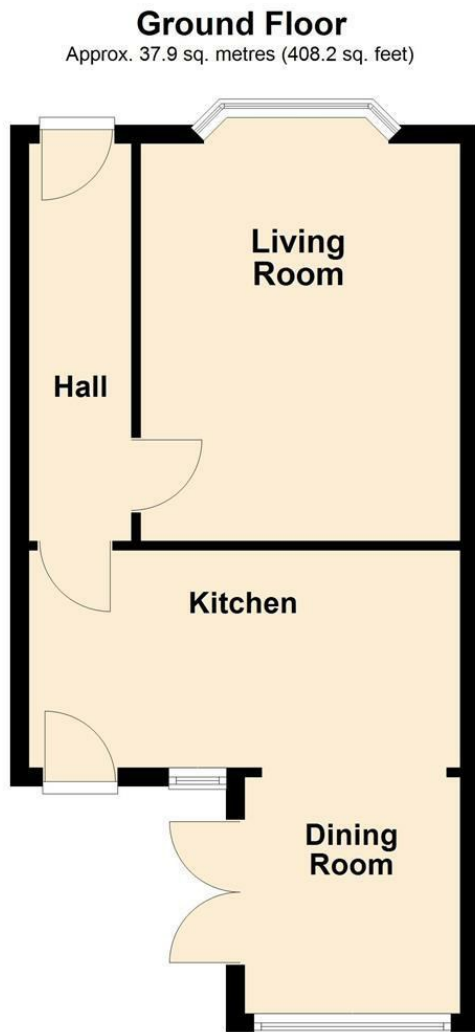
REAR VIEW



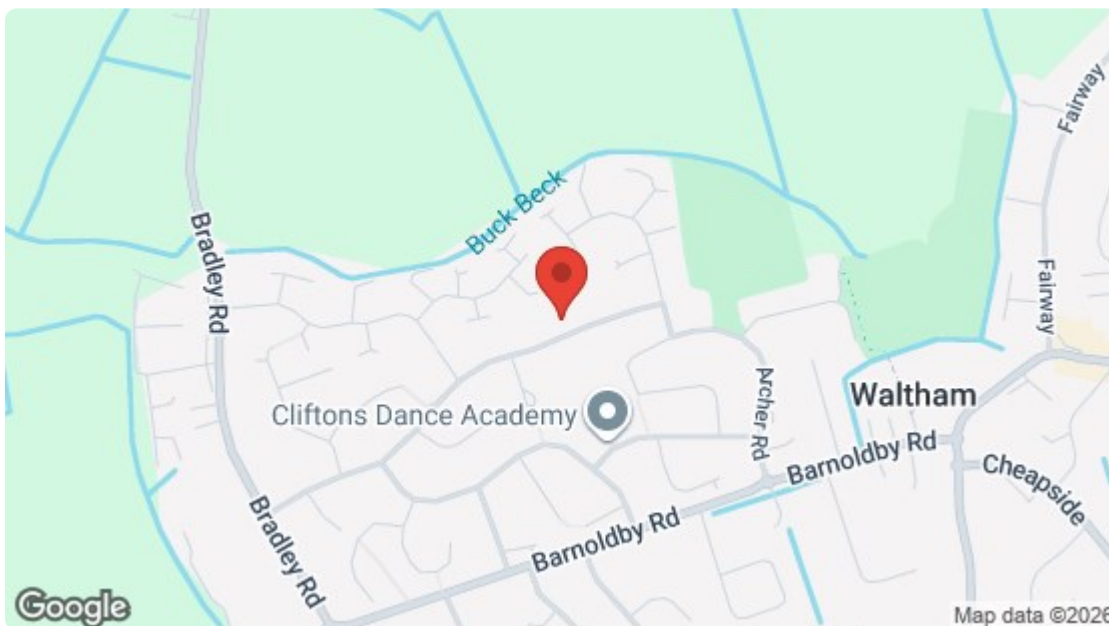
COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

EPC -



Total area: approx. 72.1 sq. metres (776.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	72	
(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.