



**15 Cardiff Avenue, New Waltham, DN36 4QD**  
**£279,950**

## Key Features:

- Four Bedroom Detached Home
- Highly Regarded Village Location
- Open Plan Lounge/Dining Room
- Kitchen Diner
- Downstairs WC & First Floor Family Bathroom
- South-West Facing Rear Garden
- Ample Driveway Parking
- Large Detached Garage
- Popular School Catchment
- No Forward Chain

A well maintained four bedroom detached home located in this highly regarded and established area of New Waltham, within close proximity to a range of local amenities and popular schools.

The property offers excellent potential for internal reconfiguration or extension to the rear, with scope to create a modern, versatile family home.

The accommodation comprises a welcoming entrance hall, a spacious open plan lounge/dining room, kitchen diner, and a downstairs cloak/WC. To the first floor are four bedrooms, including three good sized doubles, and a family bathroom with separate shower.

Externally, the home benefits from a long driveway providing ample parking and access to a large garage/workshop, complemented by a south west facing rear garden. A superb opportunity...offered for sale with no forward chain.



### **ENTRANCE HALL**

15'9" x 5'6" (4.82 x 1.69)

Accessed via a uPVC front door. With staircase to the first floor, and understairs storage cupboard.

### **CLOAKROOM**

5'2" x 4'4" (1.59 x 1.34)

Fitted with a WC and hand basin.

### **LOUNGE**

15'8" x 11'3" (4.78 x 3.45)

With a front aspect bow window, feature brick fireplace, and open arch to:-

### **DINING ROOM**

13'3" x 10'7" (4.05 x 3.23)

With patio doors opening onto the rear garden.

### **KITCHEN**

13'10" x 10'5" (4.22 x 3.19)

Fitted with traditional wooden units, work tops incorporating a resin sink, integrated washing machine, and space for further appliances. Floor mounted gas central heating boiler. Rear aspect window, and side entrance door.

### **FIRST FLOOR LANDING**

With a side aspect window, airing cupboard, and access to the loft.

### **BEDROOM 1**

11'10" x 11'3" (3.61 x 3.45)

To front aspect.

### **BEDROOM 2**

9'11" x 9'11" (3.03 x 3.03)

To rear aspect, with built-in wardrobes.

### **BEDROOM 3**

9'11" x 9'11" (3.03 x 3.03)

To rear aspect, with built-in wardrobes.

### **BEDROOM 4/STUDY**

8'8" x 6'11" (2.65 x 2.13)

To front aspect.

### **BATHROOM**

8'2" x 6'11" (2.50 x 2.11)

Fitted with a panelled bath, shower enclosure, pedestal basin and WC.

### **DETACHED GARAGE**

A detached brick garage/workshop with an up and over front door, and useful adjoining store.

### **TENURE**

FREEHOLD

### **COUNCIL TAX**

D



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

### 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

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore

