



Neville Turner Way, Waltham, Grimsby, DN37 0YJ

**FOR SALE - £255,000**

**CanTERS**

Chartered Surveyors

Early viewing is recommended on this individually built Two Bedroom Detached Bungalow with brick garage, found within this much sought-after residential area in the highly regarded village of Waltham. Neville Turner Way is conveniently located close to Waltham Park and not far from the village centre, which is well serviced with its good selection of local shops, eateries, public houses, Waltham Windmill Golf Club, and a regular bus service.

The spacious and well planned accommodation, which benefits from Gas Fired Central Heating and uPVC Double Glazed Windows, briefly comprises: Hallway, Living Room, Kitchen, Dining Room, Conservatory, Two Bedrooms and Shower Room.

- Entrance Hall** L-shaped and having a part double-glazed and leaded uPVC entrance door. Coving to the ceiling, plate rack, access to the loft space, and a wood-effect floor.
- Sitting Room** 4.67m x 3.91m This well-proportioned room, found to the front of the property, benefits from dual aspect windows, coving to the ceiling, wall lights, and a feature fireplace having tiled hearth and back with inset living flame gas fire.
- Kitchen** 3.91m x 3.91m Fitted with a comprehensive range of wall cupboards and base units with contrasting worktops, incorporating a double drainer sink unit with mixer tap over. Built-in oven, four-ring gas hob with chimney-style extractor over and space for both a washing machine and fridge. Coving to the ceiling, downlights, and a tiled floor. This room benefits from dual aspect windows and a part double-glazed uPVC door which provides access to the rear garden.
- Dining Room/Day Room** 3.92m x 3.17m Having coving to the ceiling and a dado rail. A door provides access to the conservatory.
- Conservatory** 2.98m max x 2.91m max With uPVC double-glazed windows and two uPVC doors which provide access to the garden.
- Bedroom 1** 4.85m x 3.92m With a comprehensive range of built-in wardrobes, drawers and dressing table. Coving to the ceiling and a window overlooking the front garden.
- Bedroom 2** 3.92m x 3.39m With built-in wardrobes, coving to the ceiling, and a window to the side aspect.
- Shower Room** 2.58m x 2.37m With suite comprising walk-in shower with glass screen and power shower over. Vanity unit with cupboard and drawers and having concealed cistern WC and wash hand basin with mixer tap and mirror over. Part tiled walls, two wall-mounted chrome towel rails, and downlights to the ceiling.
- Outside** The property stands back behind a low-level brick wall with two wrought iron gates providing access to the block-paved driveway and front garden, which is laid to decorative stone with borders. A second pair of wrought iron gates provide access to the low-maintenance rear garden, which is predominantly block-paved with raised beds and paved areas. Detached brick and tile garage (5.79m x 2.83m) with up-and-over door, personnel door, window, light and power. Garden shed and greenhouse.
- Tenure** We are verbally advised that the property is of freehold tenure, and we are awaiting formal confirmation from the vendor's solicitor.
- Council Tax Band:** 'C' NB: This can be reviewed by the Local Authority.
- EPC Rating:** 'C'

**FURTHER INFORMATION AND TO VIEW:**

Viewing by appointment only. Contact James Chisholm – james@canters.co.uk – 01472 356143.

**DISCLAIMER:**

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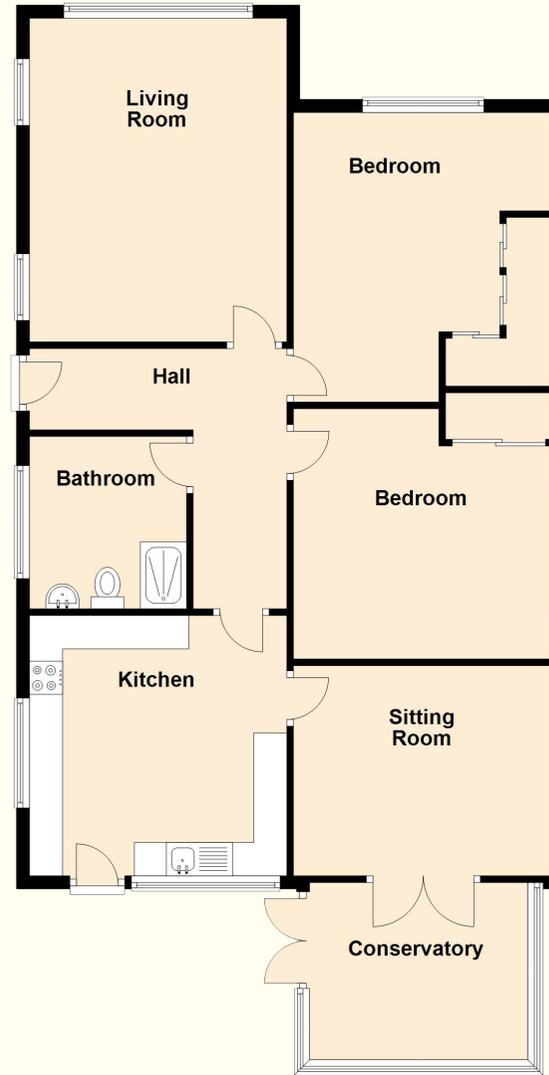
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**ADDITIONAL PHOTOS & PLANS**



Entrance Hall



Sitting Room



Kitchen



Kitchen



Dining Room / Day Room



Conservatory

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**ADDITIONAL PHOTOS & PLANS**



Bedroom 1



Bedroom 1



Bedroom 2



Shower Room



Rear Garden



Front Garden

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