

Buy. Sell. Rent. Let.



Archer Road, Waltham



5



2



3

When it comes to
property it must be


lovelle



£549,950



A substantial and characterful five-bedroom detached former farmhouse in sought-after Waltham, offering versatile family living with three reception rooms, a standout open-plan kitchen/family room, ground-floor master bedroom suite, extensive parking and double garage, and an impressive 0.25-acre established garden with leisure and work-from-home spaces, all within easy reach of village amenities and Grimsby's transport links.

Key Features

- Substantial Five Bedroom Farmhouse
- Immaculately Presented & High Quality Finish
- Stunning Open Plan Kitchen & Two Bathrooms
- Generous 0.25 acre Plot (sts), Double Garage
- Sought After Village Location
- uPVC DG, GCH, CCTV
- EPC rating E
- Tenure: Freehold





Lovelle are delighted to offer to market this substantial five-bedroom detached executive residence in the sought-after village of Waltham. Occupying a generous 0.25-acre (sts) established plot, this characterful former farmhouse provides versatile accommodation, generous living space and an impressive garden, making it particularly well suited to families.

Approached via an in-and-out driveway, the property immediately conveys a sense of space and privacy, enhanced by established trees around the plot. There is ample parking, together with a double garage featuring electric doors, personal access doors and an EV charger. CCTV and Wifi Boosters are also installed throughout the property. uPVC double glazing and gas central heating serve the property throughout.

A welcoming entrance hall provides access to the principal ground floor rooms and staircase to the first floor. The house offers three reception rooms, allowing for a flexible layout to suit a variety of family requirements.

To the rear, the kitchen forms the hub of the house, designed with a clear emphasis on both practicality and social living. It features striking units and worktops, a matching island with bar seating, space for a range-style oven, plumbing for a dishwasher, sink and fridge-freezer. A utility room is positioned off the kitchen, helping to keep the main space clear and organised. The vaulted ceiling and doors opening onto the garden enhance the sense of light and connection to the outdoors. The kitchen is open plan to a family room, creating a relaxed everyday living and dining area ideal for family gatherings and informal entertaining.

A separate lounge offers a more formal living space, with dual-aspect windows fitted with shutter blinds, a feature fire surround, multi-fuel log burner and panelled walls. This room provides an attractive setting for evening relaxation. The third reception room is a dedicated dining room, also with dual-aspect windows, fitted shutter blinds, a feature fire surround with multi-fuel log burner and herringbone flooring, providing a comfortable environment for more formal dining occasions.

The ground floor also includes a large double bedroom master suite, which benefits from a vaulted ceiling with exposed beams, a panelled wall, shutter blinds and a walk-in dressing room. Located adjacent to this room is a ground-floor spa-like bathroom suite, fitted with a freestanding bath, walk-in shower, sink set in a vanity unit and WC. This arrangement makes the ground floor particularly suitable for multi-generational living or for those seeking an easily accessible main bedroom suite.

On the first floor, there are four further bedrooms and a shower room. The principal first-floor bedroom is a large double with fitted blinds. A second large double bedroom on this level enjoys dual-aspect windows and fitted blinds, offering excellent natural light. The third bedroom is a double room with a quirky sloped ceiling and built-in storage, adding character and practical space. The fifth bedroom, also on the first floor, is currently used as a study, providing an ideal home office or nursery, depending on requirements. The first-floor shower room comprises a shower enclosure, sink set within a vanity unit and WC.

The garden is an outstanding feature of this property. The generous lawned areas provide ample space for children's play and outdoor activities, while the patio offers scope for outdoor dining and entertaining. A dedicated hot tub area adds further leisure appeal, and there is a dog kennel and run for pet owners. Within the garden, a versatile garden pod offers additional flexible space that could lend itself to a variety of uses such as hobbies, a home office or relaxation area (subject to individual requirements). Established trees within the plot contribute to a pleasant and mature setting.

Waltham village is well regarded locally, offering a range of amenities including shops, cafes, pubs and everyday services along the village high street. The wider Grimsby area provides supermarkets, leisure facilities and further retail options. Families are well catered for, with a choice of primary and secondary schools in and around Waltham and neighbouring villages, together with access to green spaces and walking routes across the surrounding Lincolnshire countryside. Nearby parks and local walking routes offer opportunities for recreation and exercise.





Public transport links from Waltham connect into Grimsby, where Grimsby Town railway station provides services towards Cleethorpes, Lincoln and onward connections to cities such as Sheffield and Newark. Journey times from Grimsby Town to Cleethorpes are typically around 10 minutes, while services to Lincoln usually take around one hour, subject to timetable. Road connections from Waltham provide straightforward access to the A16 and A180, linking to the wider regional road network and the Humber Bridge.

In summary, this immaculate five-bedroom detached farmhouse in Waltham offers substantial, versatile accommodation, three reception rooms, a standout family kitchen, a ground-floor bedroom suite and an impressive 0.25-acre established plot with a variety of outdoor features. Combined with village amenities, schooling options and access to transport links in nearby Grimsby, it represents a compelling family home in a well-regarded location.

Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Mobile and broadband

It is advised that prospective purchasers visit checker.ofcom.org.uk in order to review available wifi speeds and mobile connectivity at the property.





Total area: approx. 228.4 sq metres (2458.4 sq feet)

The provided floor plan is intended for general informational purposes only and may not accurately represent the exact dimensions, layout, or features of the property. The floor plan should not be relied upon for making decisions about purchasing, renting, or modifying the property. Actual measurements and features may vary. It is recommended that interested parties conduct a physical inspection of the property to verify the accuracy of the floor plan and obtain specific information about the property's condition, amenities, and any other relevant details. Plans produced using PlanIt.



When it comes to **property**
it must be **lovelle**

01472 251918

grimsby@lovelle.co.uk

