



156 Fairway, Waltham, DN37 0PX
£280,000

Key Features:

- Spacious Four Bedroom Detached Bungalow
- Highly Regarded Village Location
- Generous Corner Plot Gardens
- Open Plan Kitchen/Dining/Living Area
- Utility & Cloakroom/WC
- Four Versatile Double Bedrooms
- En Suite Shower Room & Family Bathroom
- Off Road Parking

Occupying a generous corner plot on the corner of Grimsby Road and Fairway, this immaculately presented detached bungalow offers well planned single-storey accommodation, featuring four versatile double bedrooms and an open plan kitchen, dining and living area.

Arranged in an L-shape, the room provides distinct areas for cooking, dining and relaxing, with French doors opening directly onto the rear garden. The kitchen is fitted with a range of storage units, integrated fridge/freezer and a dual fuel range cooker, while oak effect laminate flooring extends throughout the majority of the home.

The entrance hallway provides access to a useful utility area with space for laundry appliances, which leads through to the cloakroom/WC.

An inner hallway leads to the four bedrooms and family bathroom. The main bedroom benefits from an en suite shower room with a large shower enclosure, while the three further bedrooms are all good-sized doubles with built-in wardrobes. The second bedroom is particularly flexible, offering the option of being used as a second sitting room if preferred. The family bathroom is fully tiled and includes a shower over the bath.

Outside, the extensive mainly lawned gardens extend around the property, together with a paved patio area. A gated driveway provides off-road parking.

The property is situated within a highly regarded residential area, conveniently positioned for the wide range of amenities available in both Waltham and Scartho. Popular local schools are also within the surrounding area.



KITCHEN/DINING ROOM

22'1" x 9'10" (6.74 x 3.00)

LIVING AREA

14'3" x 12'0" (4.35 x 3.66)

UTILTY ROOM

5'10" x 2'7" (1.80 x 0.80)

CLOAKROOM/WC

1'9" x 3'5" (0.54 x 1.05)

BEDROOM 1

11'5" x 9'6" (3.50 x 2.91)

EN - SUITE SHOWER ROOM

8'2" x 3'10" (2.51 x 1.17)

BEDROOM 2

11'9" x 11'1" (3.60 x 3.39)

BEDROOM 3

10'3" x 9'7" (3.14 x 2.93)

BEDROOM 4

8'5" x 8'5" (2.57 x 2.57)

BATHROOM

7'1" x 5'6" (2.16 x 1.69)

TENURE

FREEHOLD

COUNCIL TAX BAND

C



GROUND FLOOR
990 sq.ft. (92.0 sq.m.) approx.



TOTAL FLOOR AREA: 990 sq.ft. (92.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metagis 12/2020.

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

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.

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