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PROPERTY FOR SALE
11 MELLOR WAY, NEW WALTHAM GRIMSBY

PURCHASE PRICE £218,000 FREEHOLD



VIEWING	By appointment with this office
COUNCIL TAX BAND	C
PURCHASE PRICE	£218,000
TENURE	We understand the property to be Freehold and this is to be confirmed by the solicitors

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11 MELLOR WAY, NEW WALTHAM GRIMSBY

Nestled in the desirable area of New Waltham, Grimsby, this well-presented semi-detached bungalow on Mellor Way offers a perfect blend of comfort and convenience. With two spacious double bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement.

Upon entering, you are welcomed by a bright entrance hall that leads to a generous lounge, perfect for relaxation or entertaining guests. The modern kitchen, complete with a breakfast bar, is a delightful space for culinary enthusiasts, providing both functionality and style. The bathroom is well-appointed, ensuring comfort for all residents.

This bungalow boasts double glazing throughout, ensuring warmth and energy efficiency, complemented by a reliable gas central heating system. The property also features parking for up to three vehicles, a detached garage, and a lovely rear garden, offering ample outdoor space for gardening or enjoying the fresh air.

Situated in a sought-after location, this home is conveniently close to local amenities, making daily errands and leisure activities easily accessible. The property is in turnkey condition, allowing you to move in without the need for immediate renovations or repairs.

Viewing is essential to fully appreciate the charm and practicality of this delightful bungalow. Don’t miss the opportunity to make this lovely home your own.

FRONT



11 MELLOR WAY, NEW WALTHAM GRIMSBY

ENTRANCE HALL

Through a composite door into the hall where doors to all rooms lead off. A central heating radiator, vinyl to the floor, a light and loft access to the ceiling.



LOUNGE

13'2 x 12'5 max (4.01m x 3.78m max)

The lounge with u.PVC double glazed French doors leading to the garden. A central heating radiator, vinyl to the floor and a light to the ceiling.



11 MELLOR WAY, NEW WALTHAM GRIMSBY

LOUNGE



KITCHEN

8'6 x 9'11 (2.59m x 3.02m)

With a range of pale grey wall and base units, contrasting work surfaces, up stands and matching breakfast bar, a grey sink unit with a brass mixer tap. An integrated electric oven, an induction hob with a housed extractor fan above. A housed microwave, an integrated dishwasher and fridge/freezer. A u.PVC double glazed window, a central heating radiator, a tiled floor and a light to the ceiling. The central heating boiler is house in a wall unit.



11 MELLOR WAY, NEW WALTHAM GRIMSBY

KITCHEN



KITCHEN



11 MELLOR WAY, NEW WALTHAM GRIMSBY

BATHROOM

6'7 x 5'1 (2.01m x 1.55m)

The bathroom comprising of a panelled bath, a chrome mixer tap, a plumbed shower and a glass shower screen, a pedestal wash hand basin with a chrome mixer tap and a toilet. Fully tiled walls, a central heating radiator, vinyl to the floor and spotlights to the ceiling.



BEDROOM 1

10'44 x 11'10 (3.05m x 3.61m)

This double bedroom with a u.PVC double glazed window, a fitted wardrobe with sliding doors, a central heating radiator and a light to the ceiling.



11 MELLOR WAY, NEW WALTHAM GRIMSBY

BEDROOM 1



BEDROOM 2

10'6 x 7'11 (3.20m x 2.41m)

Another double bedroom with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



11 MELLOR WAY, NEW WALTHAM GRIMSBY

BEDROOM 2



GARAGE

The detached brick garage with an up and over door and there is light and power within.



11 MELLOR WAY, NEW WALTHAM GRIMSBY

OUTSIDE

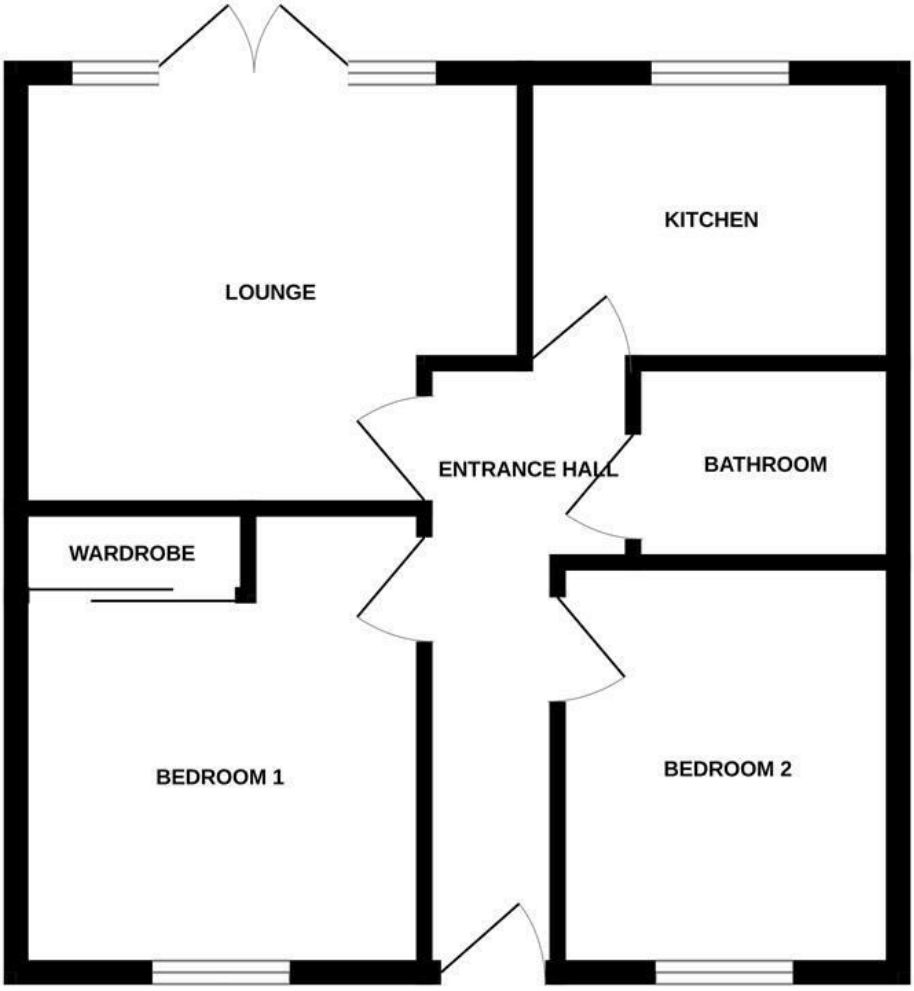
The front is open with a planting area.
A block-paved drive leading to the garage and through a wooden gate into the rear garden.
The rear garden with a fenced boundary and is mainly laid to lawn with decorative chippings to the borders. There is a patio area, outside electrics and a tap.



OUTSIDE



GROUND FLOOR



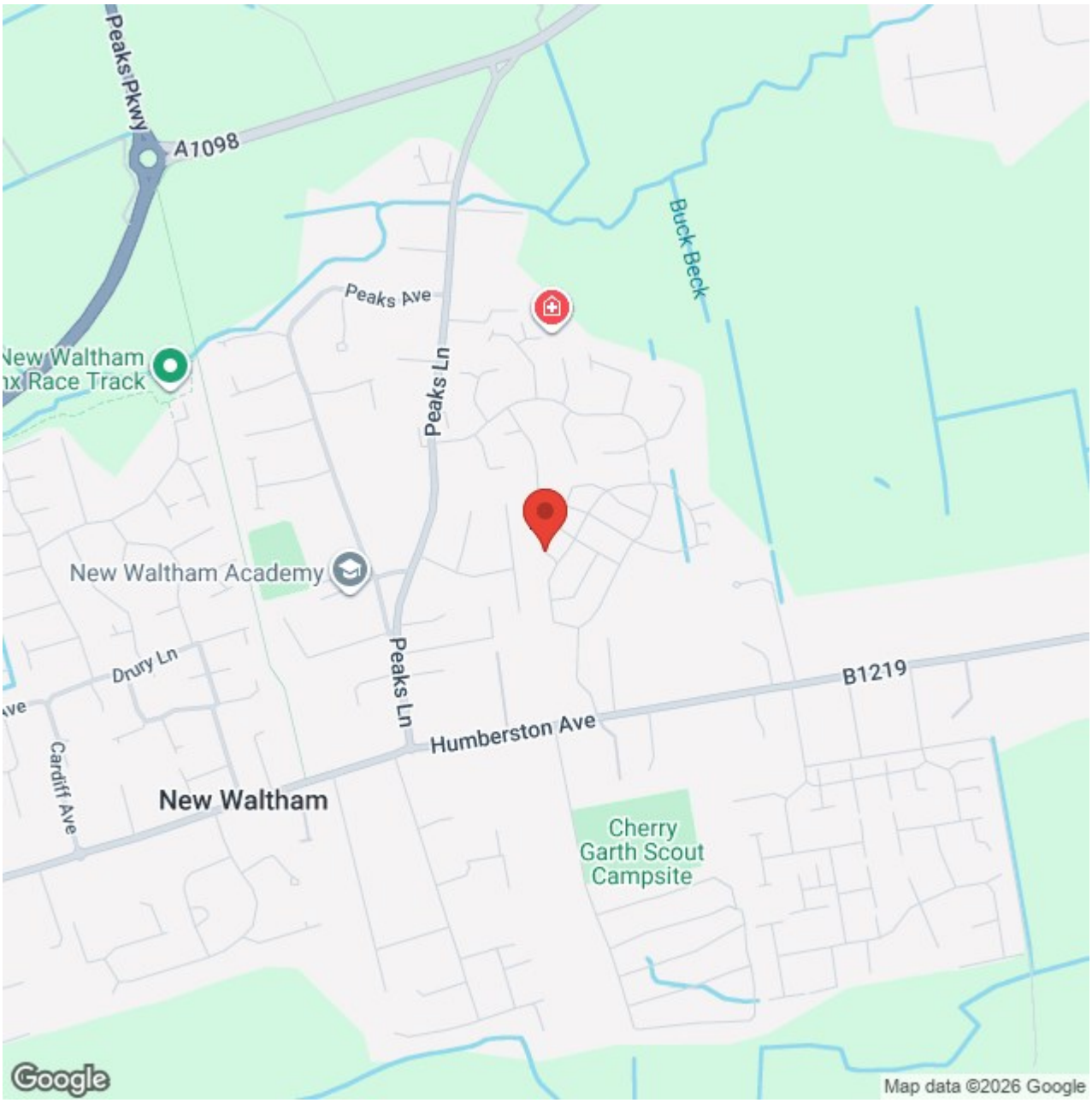
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	77	
(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 CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



ADDITIONAL NOTES

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WE CAN OFFER INDEPENDENT MORTGAGE ADVICE

Our local broker James Welham can help you find the best mortgage to suit you providing personal face to face expert advice either at our office or in the comfort of your own home. Contact our office for further details on 01472 698698 or speak to James Welham directly on 07710 548 379 or james@jdwassociates.co.uk.

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YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

They normally charge a fee of £495 payable on production of offer.

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*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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