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## Nunnerley Place, Waltham

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When it comes to  
property it must be

  
**lovelle**



£420,000



**\*NO CHAIN\*** This immaculate three-bedroom detached bungalow built by premier builders Carr and Carr, in the peaceful Waltham village features two reception rooms, a conservatory, landscaped garden, double garage, and is perfect for families and retirees alike, seeking strong community ties, and convenient access to local amenities and transport links.

### Key Features

- Immaculate detached bungalow
- Quiet cul-de-sac location
- Conservatory with garden access
- Spacious lounge and dining room
- Kitchen with utility room
- Two bathrooms
- EPC rating D
- Tenure: Freehold





For sale is this immaculate detached bungalow built by premier builders Carr and Carr, a unique gem nestled in the heart of the peaceful and sought-after Waltham village. The property, which enjoys a tranquil position in a quiet cul-de-sac, is a perfect location for families and retirees seeking strong local community ties and easy access to public transport links and local amenities.

As you step into the welcoming hallway, you will appreciate the well-thought-out layout, which includes two reception rooms, conservatory, a kitchen, three bedrooms, and two bathrooms.

The centrepiece of this home is the spacious lounge, which boasts a stylish gas fire, setting a cosy atmosphere for those chilly evenings. A set of double doors lead from the lounge into a separate dining room, which itself has french doors opening onto the landscaped garden. The conservatory is a lovely retreat with a door to the garden, allowing an abundance of natural light to flood the space and providing a seamless outdoor-indoor living experience.

The property is equipped with a beautifully fitted wood effect kitchen that comes with a 1 & 1/3 sink, oven, hob and dishwasher. There's also ample room for a dining table, offering the perfect spot for casual meals. The utility room provides additional space for domestic needs.

The sleeping quarters comprise two spacious double bedrooms and a single bedroom. The master bedroom is particularly impressive with its sizeable bay window. The en-suite shower room, which serves the master bedroom, is equipped with a shower, sink, and WC. There is a second bathroom featuring a bath, sink, and WC, offering plenty of convenience for residents and guests alike.

Among the unique features of this property are the uPVC double-glazed windows, gas central heating, and an alarm system, ensuring comfort and security. Outside, a large driveway leads to a double garage with an electric door, providing ample off-street parking. The meticulously landscaped garden adds substantial allure to the property.

This property is offered with no onward chain, enabling a potentially smooth and quick transaction for the right buyer, who appreciates a peaceful and green location with a strong sense of community, this could be the perfect property for you.

## Measurements

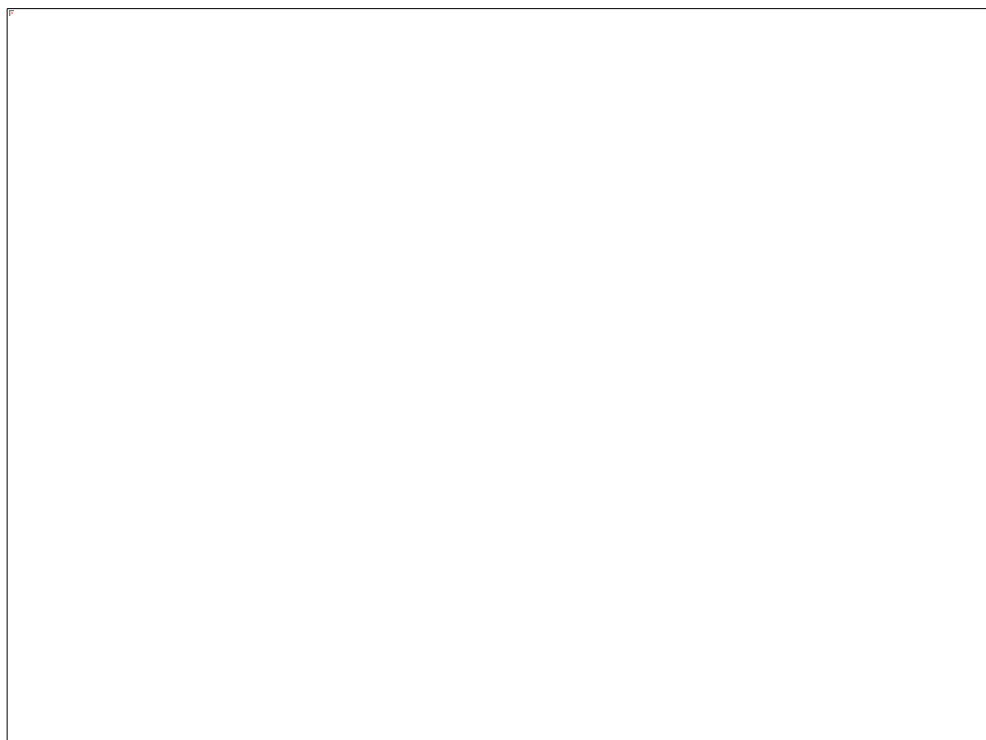
Lounge 4.77m X 6.62m  
Dining Room 3.43m X 4.43m  
Conservatory 2.79m X 1.82m  
Kitchen 5.36m X 4.67m  
Utility Room 3.08m X 1.58m  
Bedroom 1 3.42m X 4.79m  
En-suite 2.44m X 1.62m  
Bedroom 2 2.88m X 3.65m  
Bedroom 3 2.86m X 2.13m  
Bathroom 2.11m X 1.86m  
Garage 5.01m X 5.45m

## Disclaimer

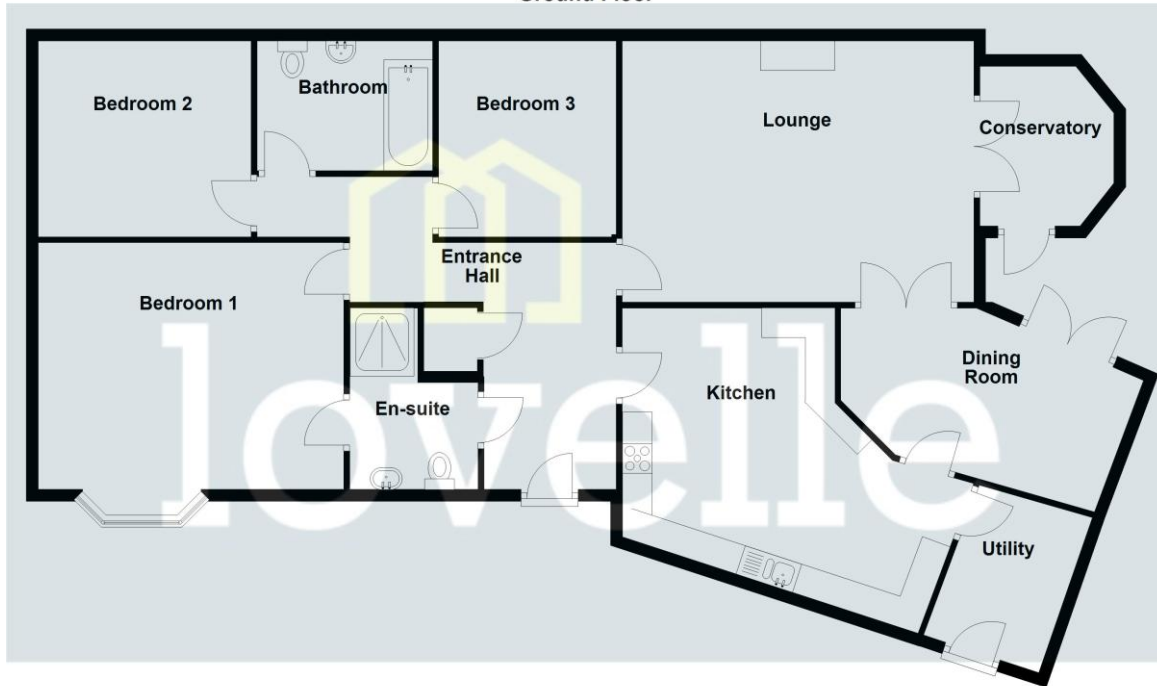
We endeavour to make our sales particulars accurate and reliable; however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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 & 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.

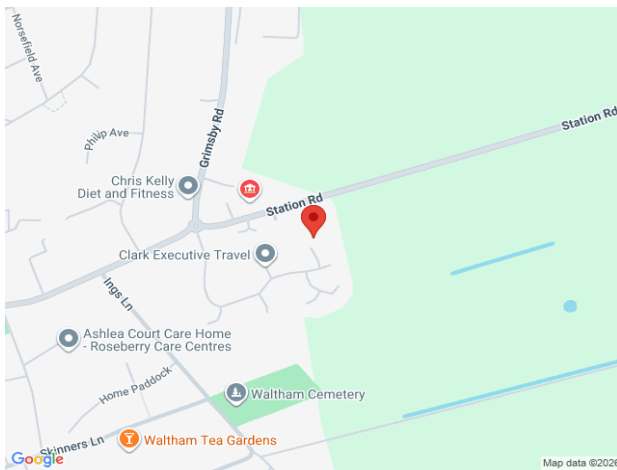


### Ground Floor



Please be advised that the floor plan is not drawn to scale and is to be used for illustrative purposes only.  
Plan produced using PlanUp.

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