



Wheatfield Drive, Waltham, Grimsby, DN37 0XT  
**FOR SALE - £190,000**

**CanTERS**

Chartered Surveyors

Viewing is recommended on this three-bedroom detached house with integral garage, found within this much sought-after residential area in the highly regarded village of Waltham. Wheatfield Drive is conveniently located for the village centre, which is well serviced with its good selection of local shops, eateries, public houses, Waltham Windmill Golf Club and well-regarded schools.

The well-planned accommodation, which benefits from gas-fired central heating and uPVC double-glazed windows, briefly comprises entrance lobby with cloakroom off, living dining room and kitchen to the ground floor. To the first floor are three bedrooms and a family bathroom.

<b>Entrance Lobby</b>	Having a uPVC part-glazed door and cloakroom off.
<b>Cloakroom</b>	Comprising low flush WC and wall-hung basin.
<b>Living/Dining Room</b>	6.86m x 3.45m plus recess and staircase. Having a feature fireplace with wooden surround, marble hearth and back, and an inset living flame gas fire. Dual aspect windows and coving to the ceiling.
<b>Kitchen</b>	2.78m x 2.69m Fitted with a range of wall cupboards and base units with contrasting worktops, incorporating a stainless steel drainer sink unit with mixer tap over. Built-in oven with four-ring electric hob and stainless steel chimney-style extractor over. Space for a washing machine and fridge. Tiled splashbacks and a window overlooking the rear garden. A uPVC double-glazed door provides access to the patio.
<b>Landing</b>	With storage cupboard and loft access.
<b>Bedroom 1</b>	3.93m x 3.22m With window to rear aspect and coving to the ceiling.
<b>Bedroom 2</b>	3.20m x 2.88m With window to front aspect and coving to the ceiling.
<b>Bedroom 3</b>	2.86m x 2.69m With window to rear aspect and coving to the ceiling.
<b>Family Bathroom</b>	With suite comprising panelled bath with glass screen and shower over, vanity-style wash hand basin with fitted cupboards, and low flush WC. Tiling to the floors and part-tiled wall. Useful storage cupboard and window to front aspect.
<b>Outside</b>	The property stands back, with the front garden being open plan and laid to lawn. A driveway provides access to the integral garage. A gate to the side provides access to the enclosed, fenced rear garden, which is predominantly lawned with a paved patio and decorative slate border.
<b>Integral Garage</b>	4.97m x 2.36m With up-and-over door and housing the central heating boiler.
<b>Tenure</b>	We are verbally advised the property is Freehold, with formal confirmation awaited from the vendor's solicitor.
<b>Council Tax Band:</b>	'C' (Subject to confirmation by the Local Authority)
<b>EPC Rating:</b>	'D' (66)

**Further Information And To View:**

Viewing by appointment only, contact James Chisholm james@canters.co.uk 01472 356143.

**Disclaimer:** This floor plan is for illustrative purposes only and not to scale; it should not be relied upon for accuracy. The image remains the intellectual property of Canters and should not be reproduced without consent.



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**ADDITIONAL PHOTOS & PLANS**



Living/Dining Room



Living/Dining Room



Kitchen



Kitchen



Bedroom 1



Bedroom 2

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Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 30/03/2026

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**ADDITIONAL PHOTOS & PLANS**



**Bedroom 3**



**Family Bathroom**



**Rear Elevation**



**Rear Garden**

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