



3 Baron Avenue, New Waltham, North East Lincolnshire, DN36 4NF
£180,000

Key Features:

- Three Bedroom Dormer Bungalow
- Quiet Cul De Sac Location in Popular New Waltham
- Flexible Accommodation Over Two Floors
- Excellent Storage Throughout
- Useful Walk-In Loft
- Ample Driveway Parking
- Two Log-Style Garden Cabins
- Private West Facing Rear Garden

Occupying a quiet cul de sac position within the popular village of New Waltham, this three bedroom semi detached dormer bungalow offers flexible accommodation and generous outdoor space, making it an appealing home for a variety of purchasers. The property is conveniently positioned close to local amenities and well regarded schools, and is within a short drive of both Grimsby town centre and Cleethorpes seafront.

The accommodation is entered via a side entrance hall and comprises a bay fronted lounge, kitchen, bathroom, and two ground floor double bedrooms. The front facing bedroom benefits from a large range of newly fitted bespoke wardrobes and storage cabinets, whilst the rear bedroom offers flexibility to be used as a dining room. To the first floor is a further double bedroom, and a fully insulated walk-in loft providing excellent storage space and potential for further conversion.

Externally, the property stands within good-sized gardens with ample driveway parking. Secure timber gates provide access to additional parking, ideal for a caravan or motorhome, and the private west facing rear garden has recently benefited from new boundary fencing.

Enhancing the versatility of the property are two recently installed log-style cabins located within the rear garden. One provides useful workshop or storage space, whilst the second serves as a summer house.



LOUNGE

18'6" x 11'4" (5.64 x 3.46)

KITCHEN

11'2" x 8'7" (3.41 x 2.63)

BEDROOM 1

10'11" x 10'6" (3.35 x 3.21)

BEDROOM 2

10'8" x 8'11" (3.26 x 2.73)

BATHROOM

7'0" x 6'5" (2.14 x 1.96)

FIRST FLOOR

BEDROOM 3

12'0" x 10'4" (3.67 x 3.15)

COUNCIL TAX BAND

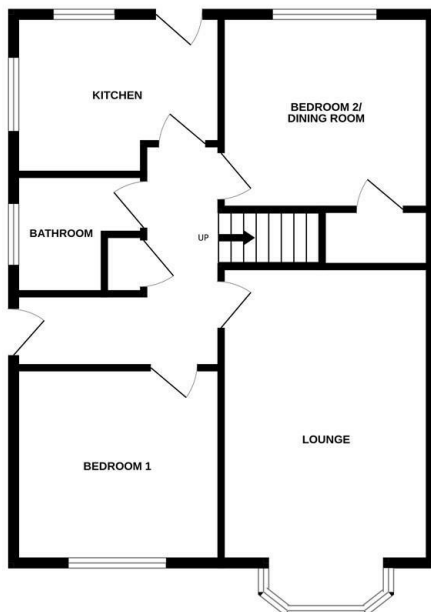
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TENURE

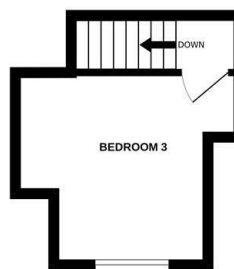
Feehold



GROUND FLOOR
682 sq.ft. (63.3 sq.m.) approx.



1ST FLOOR
133 sq.ft. (12.4 sq.m.) approx.



TOTAL FLOOR AREA: 815 sq.ft. (75.7 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	51	
(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.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore

