



**3 Barkworth Court, Waltham, DN37 0XX**  
**£195,000**

## Key Features:

- Two Bedroom Detached Bungalow
- Quiet Cul De Sac Position
- Popular Waltham Village Location
- Well Presented Accommodation
- Private, Low Maintenance Rear Garden
- Ample Driveway Parking & Garage

A well presented two bedroom detached bungalow, tucked away in the corner of a quiet cul de sac within this popular residential area of Waltham, lying off Bradley Road.

The property enjoys a private position and benefits from ample off road parking, a garage and a good sized low maintenance rear garden.

The accommodation comprises an entrance hall, a spacious living room, kitchen diner, two bedrooms and a shower room.



### ENTRANCE HALL

Accessed via the side of the property, the L-shaped hall includes a storage/airing cupboard, and access to the loft.

### KITCHEN DINER

9'10" x 8'7" (3.00 x 2.63)

Fitted with wall and base units, worktops inset with a resin sink, freestanding electric cooker, and space for further appliances. Access to the rear garden.

### LIVING ROOM

16'6" x 10'9" (5.05 x 3.30)

A front aspect living room, with fireplace incorporating an electric fire.

### BEDROOM 1

12'6" x 8'8" (3.82 x 2.66)

To rear aspect, with a full wall of fitted wardrobes.

### BEDROOM 2

8'8" x 5'1" (2.66 x 1.56)

To front aspect.

### SHOWER ROOM

8'0" x 5'10" (2.46 x 1.78)

Fitted with a large walk-in shower, pedestal basin and WC.

### GARAGE

16'11" x 8'2" (5.17 x 2.50)

Attached brick garage, housing the gas central heating boiler.

### TENURE

FREEHOLD

### COUNCIL TAX

B



GROUND FLOOR  
732 sq ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA : 741 sq.ft. (68.8 sq.m.) approx.

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			85
(69-80) C			
(55-68) D		59	
(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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