



54 Bradley Road, Waltham, North East Lincolnshire, DN37 0UZ
£369,950

Key Features:

- Four Bedroom Detached Property
- Popular Residential Area of Waltham
- Immaculately Presented Throughout
- Two Reception Rooms
- Dining Kitchen
- Utility & Cloakroom/WC
- En-Suite Shower Room/Dressing Room
- Family Bathroom
- Private South Facing Garden
- Integral Double Garage

Situated on Bradley Road, this immaculately presented four bedroom detached home occupies a pleasant position in the ever-popular village of Waltham. The property offers well planned family accommodation, together with a private south facing garden, integral double garage and an exceptionally generous driveway offering ample parking.

The accommodation is thoughtfully arranged to provide both comfort and versatility. A welcoming entrance hall leads to the principal ground floor rooms. The dual-aspect lounge is a bright and inviting space, enhanced by French doors opening directly onto the rear garden, creating an effortless flow between indoor and outdoor living. A separate dining room offers an elegant setting for formal meals or family gatherings, while the dining kitchen is fitted with a range of units, including a built-in oven and microwave. A utility room and cloakroom/WC add further practicality to the ground floor.

Upstairs, the main bedroom benefits from an en suite shower room featuring a large shower enclosure and built-in wardrobes. There are three further bedrooms, with the fourth bedroom offering useful flexibility as a study or home office, together with a family bathroom.

The private south facing garden is mainly lawned and features raised decking areas and a summerhouse, providing a pleasant setting for outdoor seating and entertaining. To the front, the extensive driveway provides ample parking for multiple vehicles, with additional space for a caravan or motorhome, alongside access to the integral double garage.

Waltham village centre is within easy reach and offers a wide range of local amenities. The property is also well placed for highly regarded schools and convenient transport links, making it an excellent choice for family living.



LOUNGE
18'6" x 11'7" (5.64 x 3.55)

DINING ROOM
11'9" x 9'6" (3.60 x 2.90)

KITCHEN
14'1" x 9'8" (4.31 x 2.96)

UTILITY
5'6" x 4'4" (1.68 x 1.33)

CLOAKROOM/WC
5'5" x 4'3" (1.66 x 1.30)

FIRST FLOOR

BEDROOM 1
12'6" x 11'9" (3.83 x 3.59)

EN-SUITE SHOWER ROOM
10'11" x 4'9" (3.34 x 1.45)

BEDROOM 2
11'9" x 11'7" (3.60 x 3.55)

BEDROOM 3
11'9" x 7'5" (3.60 x 2.27)

BEDROOM 4
8'7" x 6'8" (2.64 x 2.04)

BATHROOM
8'0" x 5'0" (2.46 x 1.54)

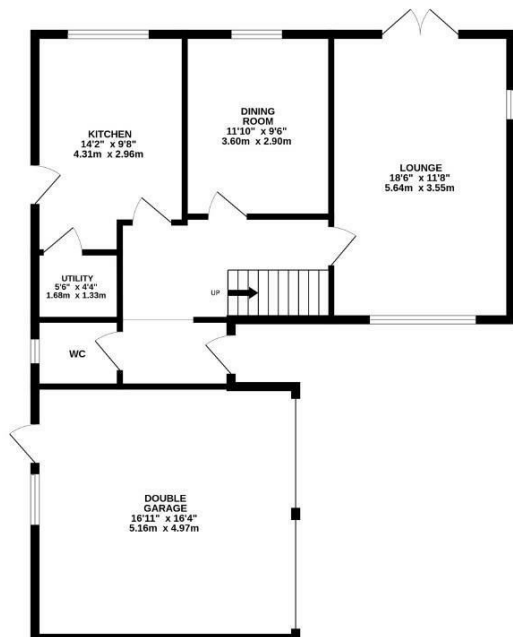
GARAGE
17'0" x 16'3" (5.19 x 4.97)

TENURE
Freehold

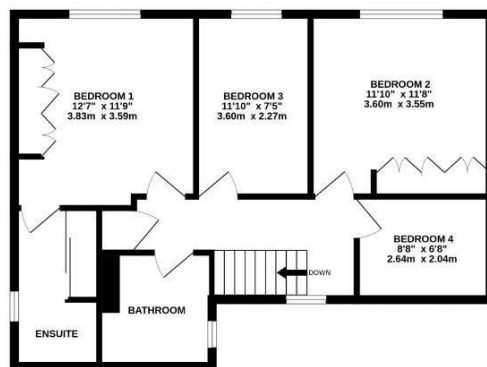
COUNCIL TAX BAND
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GROUND FLOOR
902 sq.ft. (83.8 sq.m.) approx.

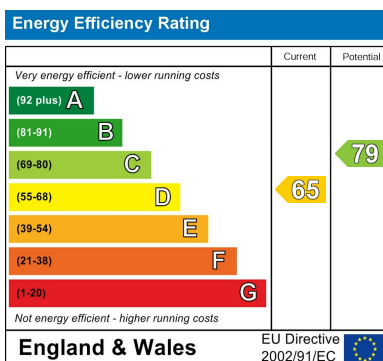


1ST FLOOR
623 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA : 1525 sq.ft. (141.7 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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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