

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 156 FAIRWAY, WALTHAM GRIMSBY

**PURCHASE PRICE £295,000 FREEHOLD**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

C

#### PURCHASE PRICE

£295,000

#### TENURE

We understand the property to be Freehold and this is to be confirmed by the solicitors



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Registered in England No. 4782567



## 156 FAIRWAY, WALTHAM GRIMSBY

Nestled in the charming area of Fairway, Waltham, this spacious and beautifully presented detached bungalow is a true gem. Set on a desirable corner plot, the property is conveniently located near local amenities and well-regarded schools, making it an ideal choice for families and professionals alike.

Upon entering, you are welcomed by into an entrance porch that leads into a fabulous open plan kitchen, dining, and living area, perfect for both entertaining and everyday living. The layout is designed for modern living, providing a seamless flow throughout the space. The bungalow boasts four generously sized double bedrooms, with the master bedroom having an ensuite. Additionally, there is a well-appointed bathroom, ensuring ample facilities for family and guests.

The property is turnkey ready, allowing you to move in without the hassle of renovations but there is potential for development if so desired. It features well-maintained gardens that provide a lovely outdoor space for relaxation or play. Off-road parking is available, adding to the convenience of this delightful home. The bungalow is also equipped with double glazing and gas central heating, ensuring comfort throughout the year.

This property truly stands out for its spaciousness and thoughtful design. Viewing is an absolute must to fully appreciate all that this bungalow has to offer. Don't miss the opportunity to make this wonderful home your own.

### ENTRANCE

#### ENTRANCE PORCH

Through a composite front door, into the entrance porch with a tiled floor, a central heating radiator and a light to the ceiling.

#### UTILITY

5'11 x 2'8 (1.80m x 0.81m)

The utility room with a u.PVC double glazed window, plumbing for a washing machine with a shelf above for a tumble dryer, a tiled floor, a light and coving to the ceiling.

#### WC

3'5 x 5'0 (1.04m x 1.52m)

With a wall mounted sink, chrome taps and a toilet. A u.PVC double glazed window, part tiled walls, a tiled floor and a light to the ceiling.

#### KITCHEN AREA

10'2 x 9'10 (3.10m x 3.00m)

With a range of wall and base units, contrasting work surfaces incorporating a white sink unit with a chrome mixer tap. An integrated fridge/freezer, a 5 ring gas and electric range cooker with a stainless steel extractor fan above. Two u.PVC double glazed windows, tiled walls, oak effect laminate to the floor and a light to the ceiling.



## 156 FAIRWAY, WALTHAM GRIMSBY

### DINING AREA

9'11 x 12'1 (3.02m x 3.68m)

The dining area with a u.PVC double glazed window, a central heating radiator, oak effect laminate to the floor and a light to the ceiling.



### LIVING AREA

13'5 x 10'11 decreasing to 8'6 (4.09m x 3.33m decreasing to 2.59m)

With u.PVC double glazed French doors into the garden, a tiled hearth with a wooden sleeper mantle, a central heating radiator, oak effect laminate to the floor, a wall light and beams to a vaulted ceiling with a roof light.



### HALL

The hall with with laminate to the floor, a built in cupboard housing the central heating boiler, oak effect laminate to the floor, a light, loft access and coving to the ceiling.

**BEDROOM 1**

11'6 x 9'6 (3.51m x 2.90m)

This double bedroom with a u.PVC double glaze window, a central heating radiator, oak effect laminate flooring, a light and coving to the ceiling.



**ENSUITE**

3'10 x 8'2 (1.17m x 2.49m)

The ensuite with a shower enclosure, a plumbed shower and two shower heads, a pedestal wash hand basin with chrome taps and a toilet. A u.PVC double glazed window, fully tiled walls and floor, a chrome ladder style central heating radiator and a light to the ceiling.

**BEDROOM 2**

12'0 x 11'1 (3.66m x 3.38m)

Another double bedroom with a u.PVC double glazed bow window, a central heating radiator, a painted brick fire place and built in wardrobes. Oak effect laminate to the floor, a light and coving to the ceiling.



**BEDROOM 3**

9'7 x 11'1 (2.92m x 3.38m)

With a u.PVC double glazed bow window, a central heating radiator, built in wardrobes with sliding mirrored doors, oak effect laminate to the floor, a light and coving to the ceiling.



**BEDROOM 4**

8'5 x 8'5 (2.57m x 2.57m)

The fourth double bedroom with a u.PVC double glazed window, built in wardrobes with sliding mirrored doors, a central heating radiator, oak effect laminate to the floor, a light and coving to the ceiling.



**BATHROOM**

5'6 x 7'1 (1.68m x 2.16m)

The bathroom with a white suite comprising of a P-Shaped bath, a chrome mixer tap, a plumbed shower and a glass shower screen, a pedestal wash hand basin, chrome mixer tap and a toilet. A u.PVC double glazed window, fully tiled walls and floor, a central heating radiator and a light to the ceiling.



**OUTSIDE**

The property is surrounded by beautifully maintained wrap-around gardens that offer both aesthetic appeal and a reassuring degree of privacy. To the front, an expansive lawn creates a welcoming first impression, centred around a striking feature tree that provides both shade and character. A fenced side section, complete with double gates, leads to a hard-standing area ideal for off-road parking, neatly blending functionality with the overall landscaping.

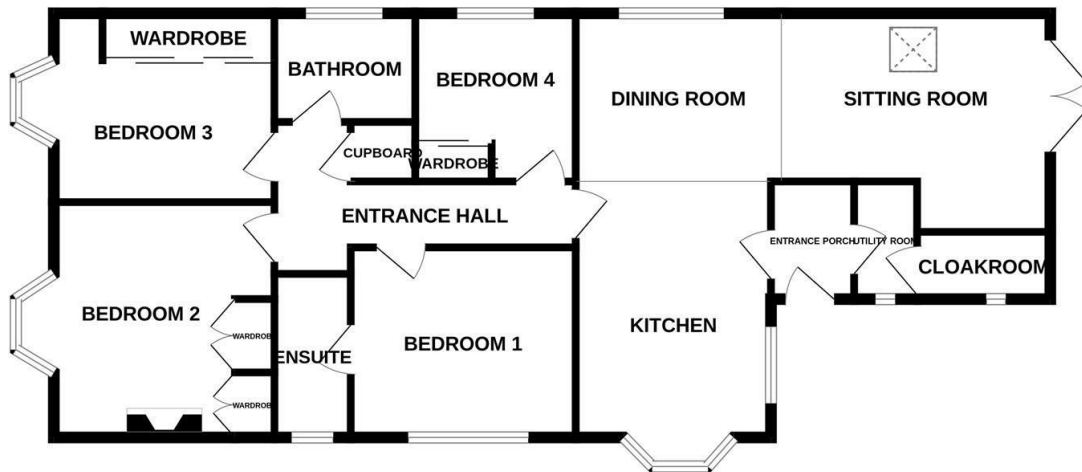
To the rear, the garden extends into a space larger than average, bordered by mature hedging that enhances privacy while maintaining a natural charm. The rear garden is mainly laid to lawn, offering plenty of space for relaxation or play, and includes a well-positioned patio area – perfect for outdoor dining or entertaining. A timber shed is discreetly located, providing practical storage without detracting from the garden's overall appeal. This thoughtfully arranged outdoor space combines size, seclusion, and versatility, making it a standout feature of the property.



OUTSIDE



## GROUND FLOOR



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales**

EU Directive  
2002/91/EC

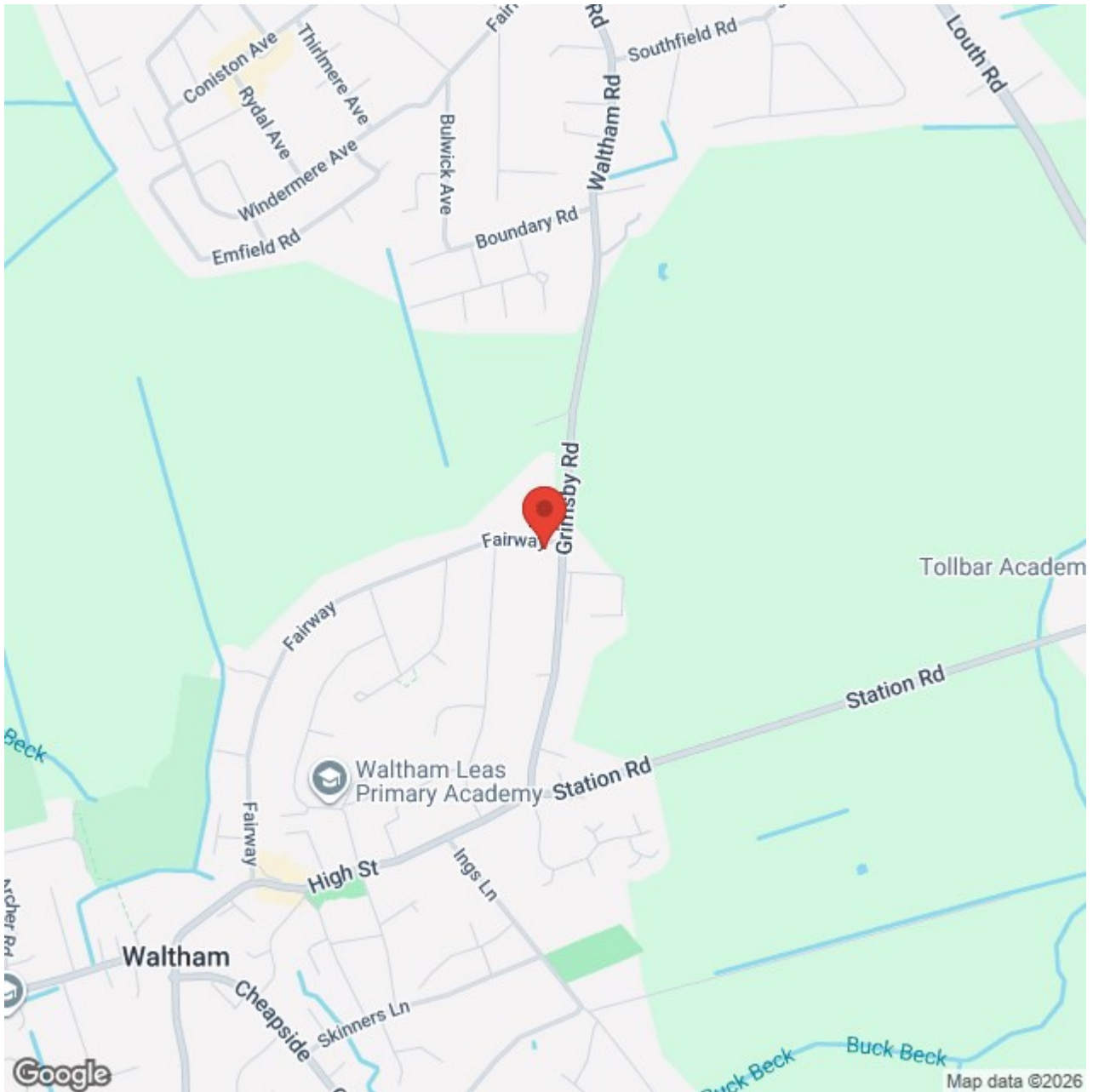


## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales**

EU Directive  
2002/91/EC



## ADDITIONAL NOTES

### **FREE VALUATIONS:**

We offer a free valuation with no obligation, just call the office on 01472 698698 and ask for your free valuation, we are flexible with our times.

### **B.M.H. PROPERTY MANAGEMENT.**

We offer a letting/management service:-

Four weekly payments / Regular inspections / credit checks / Our monthly fee is 12% **Inclusive of VAT** (i.e. 10% + V.A.T.) Call us if you are interested.

### **MORTGAGE ADVICE**

#### **WE CAN OFFER INDEPENDENT MORTGAGE ADVICE**

Our local broker James Welham can help you find the best mortgage to suit you providing personal face to face expert advice either at our office or in the comfort of your own home.

Contact our office for further details on 01472 698698 or speak to James Welham directly on 07710 548 379 or james@jdwassociates.co.uk.

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*YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.*

*They normally charge a fee of £495 payable on production of offer.*

*(BMH may recommend the services of James Welham JDW Associates but it is entirely sellers/potential buyers own decision to use the services and they are under no obligation to do so. BMH receive a referral fee/benefits worth £75 per mortgage completion. This has NO effect on the price sellers/potential buyers pay for the Mortgage Advice. It is purely an agreement between BMH and James Welham.)*

**STATUTORY NOTICE: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

**\* ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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