

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

6 WADDINGHAM PLACE, NEW WALTHAM GRIMSBY

PURCHASE PRICE £194,000 FREEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

B

PURCHASE PRICE

£194,000

TENURE

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



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6 WADDINGHAM PLACE, NEW WALTHAM GRIMSBY

Nestled in the desirable area of Waddingham Place, New Waltham, this well-presented semi-detached bungalow offers a perfect blend of comfort and convenience. With three spacious double bedrooms, this property is ideal for families or those seeking extra space. The bungalow features a welcoming entrance porch that leads into a bright and airy lounge, perfect for relaxation or entertaining guests.

The kitchen is functional and well-equipped, providing a delightful space for culinary pursuits. Recently updated, the modern bathroom boasts contemporary fixtures and fittings, ensuring a fresh and stylish atmosphere. The current owner has made significant improvements, including the installation of mostly new double glazing, a new front door, and tasteful decor, enhancing both the aesthetic appeal and energy efficiency of the home.

Outside, the property benefits from both front and rear gardens, offering a lovely outdoor space for gardening or enjoying the fresh air. A detached garage provides additional storage, while off-road parking for two vehicles ensures convenience for residents and visitors alike.

Situated close to local amenities and well-regarded schools, this bungalow is perfectly positioned for families and professionals. With gas central heating, this home promises warmth and comfort throughout the year. This charming property is a rare find in a sought-after location, making it an excellent opportunity for those looking to settle in New Waltham.

ENTRANCE PORCH

Through a composite front door into the porch with laminate to the floor, a meter cupboard and door to the lounge.

LOUNGE

26'3 x 16'10 decreasing to 6'9 (8.00m x 5.13m decreasing to 2.06m)

The lounge is to the front of the property with a u.PVC double glazed walk-in bay window, a wooden fire surround with a marble back and hearth and a coal effect gas fire. Two central heating radiators, laminate to the floor, stairs to the first floor accommodation, a u.PVC double glazed window, wall lights, a light and coving to the ceiling.



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LOUNGE



LOUNGE



6 WADDINGHAM PLACE, NEW WALTHAM GRIMSBY

LOUNGE



BEDROOM 1

10'11 x 10'10 (3.33m x 3.30m)

This double bedroom to the front of the property with a u.PVC double glazed window, a modern grey central heating radiator, laminate to the floor, a light and coving to the ceiling.



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BEDROOM 1



INNER HALL

The inner hall with laminate to the floor.

KITCHEN

9'5 x 10'5 (2.87m x 3.18m)

The kitchen with a range of Beech coloured wall and base units, contrasting work surfaces and tiled reveals, a stainless steel sink unit with a chrome mixer tap. A wall mounted central heating boiler, space for a fridge/freezer and a cooker. A u.PVC double glazed window, vinyl to the floor, a light and coving to the ceiling.



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KITCHEN



CONSERVATORY

9'1 x 5'0 (2.77m x 1.52m)

With a u.PVC double glazed windows to three sides and a door, plumbing for a washing machine, vinyl to the floor and a light to the ceiling.

BATHROOM

6'7 x 5'5 (2.01m x 1.65m)

The modern bathroom with a white suite comprising of a panelled bath with a a plumbed shower over and a glass shower screen, a pedestal wash basin and a toilet all with chrome fittings. A u.PVC double glazed window, part tiled walls, a tiled floor, a chrome ladder style radiator, a light and coving to the ceiling.



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BEDROOM 2

9'10 x 10'5 (3.00m x 3.18m)

Another double bedroom to the rear of the property with a u.PVC double glazed window, a central heating radiator, laminate to the floor, a light and coving to the ceiling.



LANDING

Up the stairs to the first floor accommodation with door to bedroom 3.

BEDROOM 3

12'4 x 11'4 (3.76m x 3.45m)

The third double bedroom with a roof light window, a central heating radiator, built in cupboards and shelves and access to the eaves,



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GARAGE

The detached garage with wooden doors, a door and window to the side and there is light and power within.



OUTSIDE

The front garden has a hedged boundary and is laid to lawn with a concrete path and drive. The rear garden has a fenced and hedged boundary and is laid to lawn with a patio area.

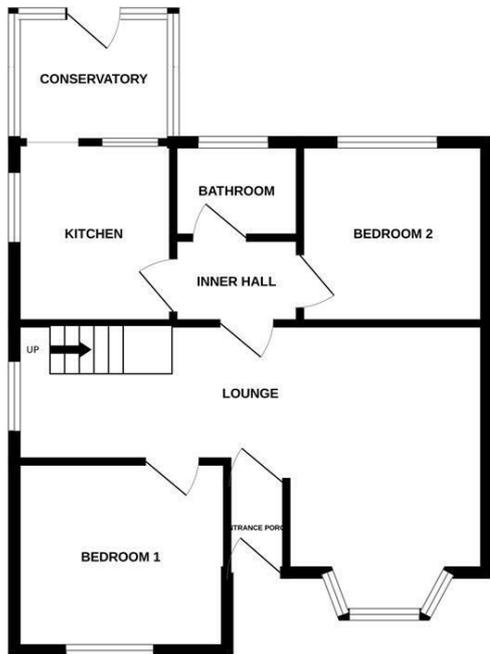


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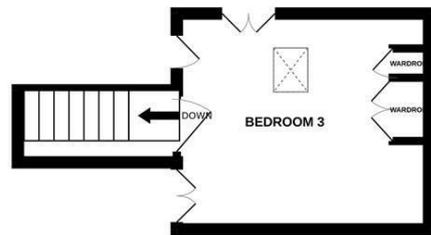
OUTSIDE



GROUND FLOOR



1ST 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	82
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



ADDITIONAL NOTES

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

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