

# BETTLES, MILES & HOLLAND

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### PROPERTY FOR SALE

## WILLOW HOUSE WALTHAM ROAD, BARNOLDBY-LE-BECK GRIMSBY

**OFFERS OVER £450,000 FREEHOLD**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

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#### PURCHASE PRICE

OFFERS OVER £450,000

#### TENURE

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



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## **WILLOW HOUSE WALTHAM ROAD, BARNOLDBY-LE-BECK GRIMSBY**

Nestled on Waltham Road in the charming village of Barnoldby-Le-Beck, Grimsby, this spacious detached house presents a unique opportunity for both families and investors alike. Currently configured as two separate dwellings, this property boasts an impressive layout that includes three reception rooms, making it ideal for entertaining or enjoying quiet family time.

Upon entering, you are greeted by a welcoming entrance hall that leads to a comfortable lounge and a cosy sitting room. The property features two well-appointed kitchens and two utility rooms, providing ample space for culinary pursuits and household tasks. A delightful conservatory adds to the charm, offering a bright and airy space to relax and enjoy the surrounding gardens. Additionally, a convenient downstairs wet room and WC enhance the practicality of this home.

The first floor is home to a generous master bedroom complete with an ensuite and a walk-in wardrobe, ensuring a private retreat for the homeowners. Two further double bedrooms and a single bedroom provide plenty of accommodation for family or guests, complemented by a family bathroom that serves the upper level.

Outside, the beautifully maintained gardens offer a tranquil escape, perfect for outdoor gatherings or simply enjoying the fresh air. The property also features a larger than average detached garage and a drive, ensuring convenience for residents and visitors alike. With double glazing and gas central heating throughout, comfort and efficiency are assured.

This property holds the potential to be easily converted back into one large family home, making it a versatile choice for those seeking space and flexibility in a desirable location. Don't miss the chance to make this wonderful house your new home.

### **HOUSE PLAQUE**



### **ENTRANCE HALL**

Through a u.PVC double glazed centralised door into the hall with stairs to the first floor accommodation, central heating radiator, a light and coving to the ceiling.

## WILLOW HOUSE WALTHAM ROAD, BARNOLDBY-LE-BECK GRIMSBY

### SITTING ROOM

12'0 x 10'5 (3.66m x 3.18m)

The sitting room is to the front of the property with a u.PVC double glazed walk-in bay window, a cast iron fireplace with a tiled hearth and a central heating radiator. Built in cupboards either side of the chimney breast, a varnished solid wood floor, a light and coving to the ceiling.



### KITCHEN

7'11 x 17'11 (2.41m x 5.46m)

With a range of cream wall and base units, contrasting work surfaces, tiled reveals and a grey sink unit with a chrome mixer tap. Integrated dishwasher, electric double oven, a 5 ring gas hob with a stainless steel extractor fan above. A u.PVC double glazed window, a central heating radiator, a tiled floor, spotlights and coving to the ceiling.



### KITCHEN



# WILLOW HOUSE WALTHAM ROAD, BARNOLDBY-LE-BECK GRIMSBY

## UTILITY

13'10 x 6'4 (4.22m x 1.93m)

With a range of cream floor to ceiling cupboard and base units with contrasting work surfaces and tiled reveals, a stainless steel sink unit with a chrome mixer tap. There is plumbing for a washing machine, space for a tumble dryer and the central heating boiler is housed within a cupboard. A u.PVC double glazed window and door, a tiled floor, spotlights, coving and loft access to the ceiling.



## WC

2'11 x 6'3 (0.89m x 1.91m)

With a cabinetised WC and sink all with chrome fittings. A u.PVC double glazed window, a central heating radiator, a tiled floor, a light and coving to the ceiling.

## LOUNGE

20'4 x 10'11 (6.20m x 3.33m)

The lounge is to the front of the property with a u.PVC double glazed walk-in bay window and u.PVC double glazed french doors leading into the conservatory. A sandstone fire place with a coal effect gas fire, two central heating radiators, Karndeen flooring, two lights and coving to the ceiling.



## LOUNGE



## WILLOW HOUSE WALTHAM ROAD, BARNOLDBY-LE-BECK GRIMSBY

### CONSERVATORY

10'7 x 9'4 (3.23m x 2.84m)

With u.PVC double glazed windows and French doors, Kardeen flooring and a fan light to the ceiling.



### CONSERVATORY



### KITCHEN AREA

8'9 x 11'3 (2.67m x 3.43m)

With a range of cream wall and base units, contrasting work surfaces, tiled splash backs, a black sink unit with a chrome mixer tap. An integrated, fridge/freezer, a dishwasher, a microwave, an electric self cleaning oven, a 5 ring electric induction hob with a black extractor fan above. A u.PVC double glazed window, laminate to the floor, spotlights and coving to the ceiling. There is a walk-in pantry with shelving and a light.



## WILLOW HOUSE WALTHAM ROAD, BARNOLDBY-LE-BECK GRIMSBY

### **DINING AREA**

11'5 x 11'3 (3.48m x 3.43m)

With a u.PVC double glazed window, a central heating radiator, Karndeem flooring, a light and coving to the ceiling.



### **REAR LOBBY**

With a u.PVC double glazed door, Karndeem flooring and door to the rear staircase.

### **UTILITY ROOM**

9'7 x 6'3 (2.92m x 1.91m)

With built in cupboards, plumbing for a washing machine, a wall mounted central heating boiler. A u.PVC double glazed window, wet room flooring, spotlights, loft access and coving to the ceiling.

### **WET ROOM**

10'0 x 5'1 (3.05m x 1.55m)

Comprising of a plumbed shower, a pedestal wash hand basin and a toilet all with chrome fittings. A velux window, part tiled walls, a central heating radiator, wet room flooring and spotlights to the ceiling.



### **REAR STAIRS**

Up the stairs to the master suite.

## WILLOW HOUSE WALTHAM ROAD, BARNOLDBY-LE-BECK GRIMSBY

### MASTER BEDROOM

15'4 x 14'9 (4.67m x 4.50m)

The larger than average double bedroom with two u.PVC double glazed windows, a range of fitted wardrobes and drawers, a central heating radiator, spotlights and loft access to the ceiling. Doors to the ensuite and walk-in wardrobe.



### MASTER BEDROOM



### ENSUITE

6'10 x 7'0 (2.08m x 2.13m)

Comprising of a shower enclosure, a vanity sink unit with a chrome mixer tap and a toilet. A u.PVC double glazed window, fully tiled walls and floor, a chrome ladder style radiator, a central heating radiator, spotlights and coving to the ceiling.



### DRESSING ROOM

4'7 x 7'3 (1.40m x 2.21m)

With a u.PVC double glazed window, shelving and hanging rails, a central heating radiator and a light to the ceiling.

# WILLOW HOUSE WALTHAM ROAD, BARNOLDBY-LE-BECK GRIMSBY

## LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off. Dual aspect u.PVC double glazed windows, a central heating radiator and a light to the ceiling.



## BEDROOM 2

11'10 x 10'11 (3.61m x 3.33m)

This double bedroom is to the front of the property with a u.PVC double glazed window, a range of fitted wardrobes, a central heating radiator, door to the main bathroom and a light to the ceiling.



## BEDROOM 2



## WILLOW HOUSE WALTHAM ROAD, BARNOLDBY-LE-BECK GRIMSBY

### **BEDROOM 3**

12'0 x 10'11 (3.66m x 3.33m)

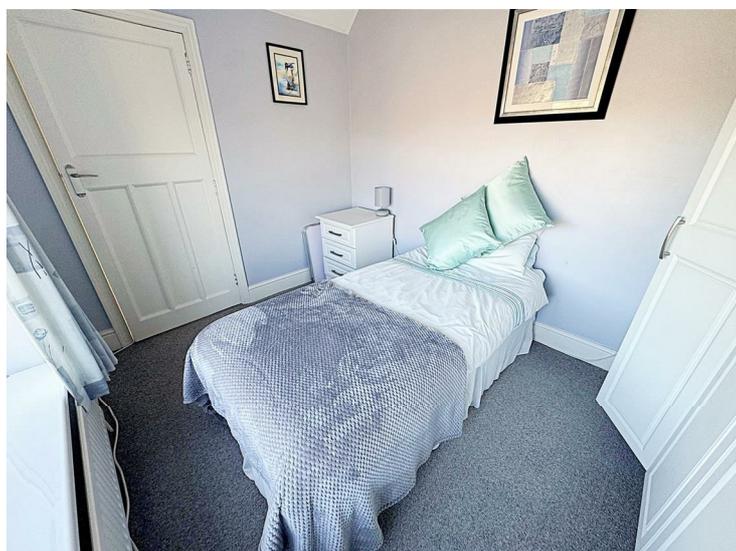
Another double bedroom to the front of the property with a u.PVC double glazed window, a cast iron fireplace, a central heating radiator, Karndeem flooring and a light to the ceiling.



### **BEDROOM 4**

7'11 x 11'0 (2.41m x 3.35m)

With a u.PVC double glazed window, a range of white fitted wardrobes and drawers, a central heating radiator and a light to the ceiling.



### **FAMILY BATHROOM**

7'10 x 10'11 (2.39m x 3.33m)

Comprising of a panelled bath, a chrome mixer tap, a shower enclosure, a pedestal wash hand basin with a chrome mixer tap and a toilet. Two u.PVC double glazed windows, fully tiled walls and floor, a chrome ladder style radiator and spotlights to the ceiling.



# WILLOW HOUSE WALTHAM ROAD, BARNOLDBY-LE-BECK GRIMSBY

## GARAGE

24'1 x 13'1 (7.34m x 3.99m)

The larger than average detached brick garage with an electric roller door, a u.PVC double glazed window and door to the side and there is light and power within.



## OUTSIDE

The front garden has a walled and wrought iron boundary with a wrought iron gate and is laid to decorative stones with topiary hedges.

The enclosed rear garden has a walled and fenced boundary with double wooden gates and is laid to lawn with established borders, a two tiered paved patio area and a drive. There is a timber shed, a potting shed and a greenhouse.

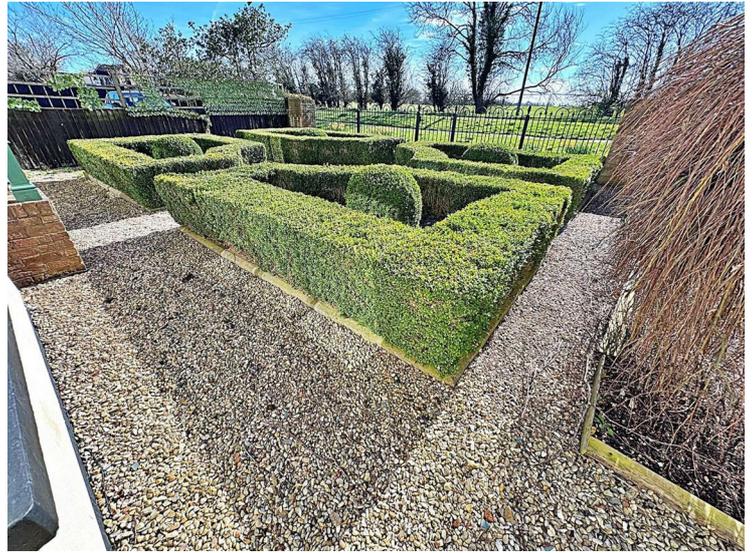


## OUTSIDE



**WILLOW HOUSE WALTHAM ROAD, BARNOLDBY-LE-BECK GRIMSBY**

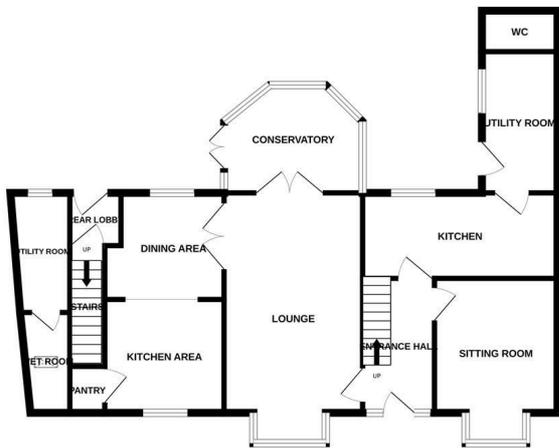
**OUTSIDE**



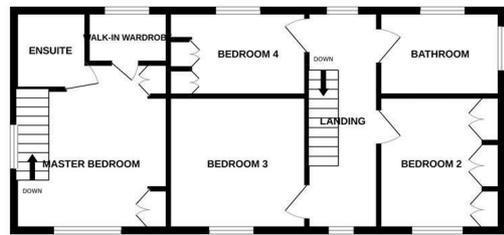
**OUTSIDE**



GROUND FLOOR



1ST FLOOR



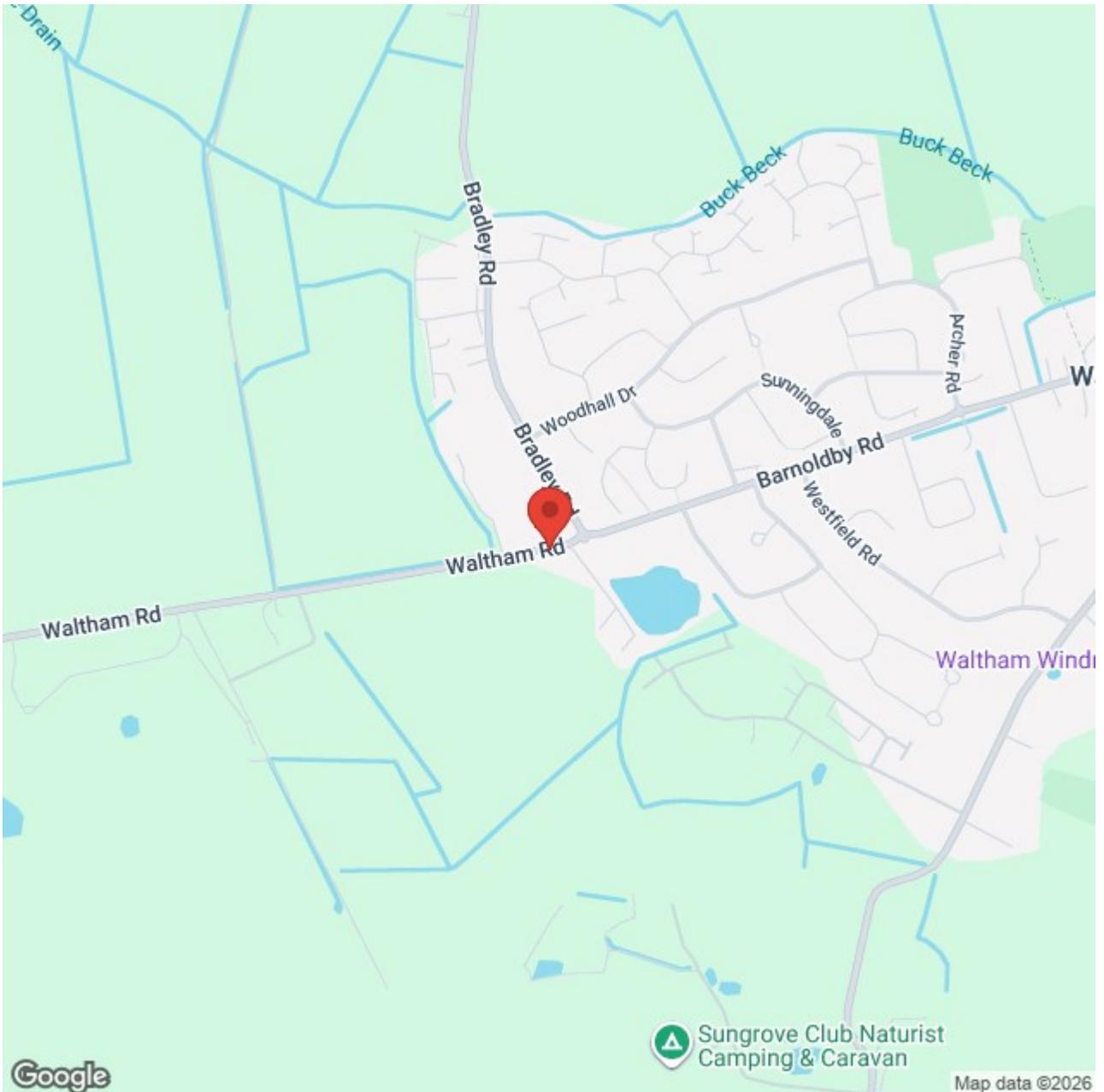
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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) <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 energy efficient - higher running costs		
	<b>70</b>	<b>83</b>
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	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.

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### **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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*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.)*

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

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