



17 Chestnut Road Waltham, North East Lincolnshire DN37 0DF

Situated on the very popular village of Waltham is the recently refurbished DETACHED BUNGALOW including, new windows, new boiler & radiators, re plastering, new electrics together with a contemporary styled kitchen & bathroom. The fashionably presented accommodation includes: L shaped entrance hall, lounge, dining area, integrated kitchen, conservatory, two double bedrooms and a superb shower room/wc. Detached garage. Front and rear gardens. EARLY VIEWING RECOMMENDED.

£239,950

- REFURBISHED DETACHED BUNGALOW
- FASHIONABLE PRESENTED THROUGHOUT
- LOUNGE
- DINING AREA & CONSERVATORY
- SUPERB INTEGRATED FITTED KITCHEN
- TWO FURTHER BEDROOMS
- CONTEMPORARY STYLED SHOWER ROOM
- NEW GAS CENTRAL HEATING SYSTEM & DOUBLE GLAZING
- DETACHED GARAGE
- EARLY VIEWING RECOMMENDED



ACCOMMODATION

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MEASUREMENTS

All measurements are approximate.

GROUND FLOOR ONLY

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ENTRANCE PORCH

Approached via a dark blue composite entrance door and having a modern oak and opaque internal door leading into the:-

ENTRANCE HALL

This L shaped entrance door has a striking LVT floor and is fashionably decorated having a dado rail, radiator and inset spot lights to ceiling. Alarm pad. Useful floor to ceiling storage cupboard.



DINING AREA

6'9" x 7'4" (2.08 x 2.25)

Formerly the third bedroom this dining area has open access from the entrance hall and again has LVT flooring, radiator and inset spot lights to ceiling, together with a double glazed window.



DINING AREA



LOUNGE (FRONT)

15'10" x 10'11" (4.85 x 3.35)

This fabulous lounge has a double glazed window to the front elevation, coving to ceiling and radiator. The focal point of the lounge is the striking media wall which includes space for a large TV and a glass fronted remote controlled electric fire below.



LOUNGE



KITCHEN (REAR)

10'4" x 10'4" (3.15 x 3.15)

This stunning recently installed kitchen is fitted with an abundance of high gloss base and wall cupboards including a built in electric oven, an induction hob with extractor fan above plus an integrated dishwasher, washing machine, fridge and freezer. The modern Baxi boiler fitted 2 years ago) is concealed in a matching wall cupboard. Striking burgundy splash backs. Double glazed window and door. High gloss tiled flooring. Radiator.



KITCHEN

CONSERVATORY

9'3" x 5'8" (2.84 x 1.73)

With double glazed windows and doors together with a perspex roof and laminate flooring.



BEDROOM 1 (REAR)

11'3" x 10'0" (3.44 x 3.05)

With views over the rear garden via double glazed french doors, this lovely main bedroom also has a central heating radiator.



BEDROOM 2 (FRONT)

10'9" x 9'8" (3.29 x 2.97)

Used by the current owners as a second sitting room, this multi functioning room has a double glazed window and radiator.



SHOWER ROOM/WC

7'5" x 7'0" (2.27 x 2.15)

Contemporary styled in grey this delightful shower room is fitted with water proof wall boarding and includes a walk in shower cubicle with twin heads and a glass screen, a concealed wc and a vanity unit having an illuminated wall mounted mirror above. Striking vinyl flooring. Vertical grey radiator. Double glazed window. Inset spot lights to ceiling.



SHOWER ROOM/WC



OUTSIDE



DETACHED GARAGE

17'11" x 8'11" (5.47 x 2.72)

Up and over door to the front, window to the side, light and power.



THE GARDENS

The property stands in front and rear gardens, the fore garden is set behind a brick wall and is crazy paved for ease of maintenance, a concrete driveway leads to the garage at the rear. The enclosed rear garden is also paved edged with areas of slate and a wooden deck area is situated close to the bungalow which is ideal for outside entertaining.



TENURE - FREEHOLD

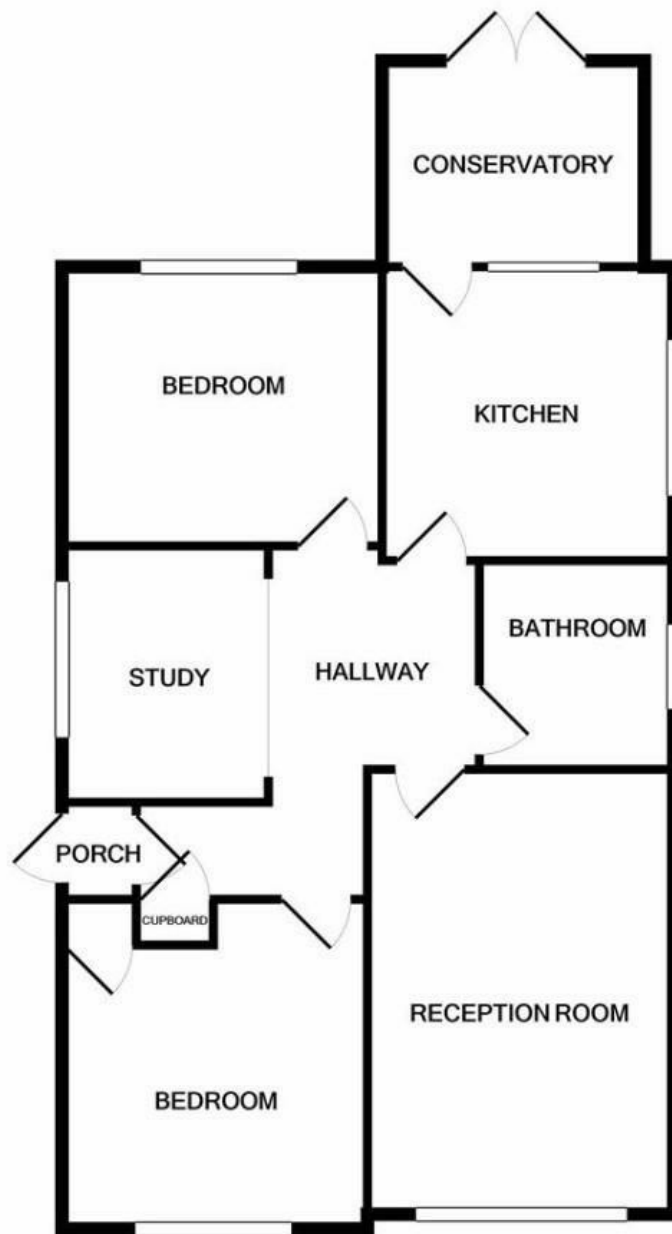
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) 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		

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.