Joy Walker

ESTATE AGENTS



# 5 Ascot Road

## Waltham, Grimsby, North East Lincolnshire DN37 0EG

INVITING OFFERS BETWEEN £315,000 - £325,000 A superb family home with a detached double garage and wide, generously proportioned driveway, enjoying a tranquil cul-de-sac position with attractive views over adjoining green space. Set in the highly sought-after village of Waltham, this impressive detached three-bedroom home is ideally positioned on Ascot Road, close to the village centre and Waltham Windmill. Offering a peaceful setting with convenient access to local amenities, highly regarded schools and excellent transport links, the property is well suited to modern family living. It benefits from gas central heating, uPVC double glazing and a Hive V4 smart thermostat for convenient heating control. The accommodation comprises a welcoming reception hallway, cloakroom, separate lounge and superb open-plan living kitchen diner, creating a sociable hub of the home. To the first floor are three generous double bedrooms and a modern family bathroom. Externally, the property is approached via a walled boundary and sweeping gravel driveway, providing ample off-road parking, with mature planting and artificial lawn. Double gates lead to a further driveway, wood store and detached double garage, offering excellent parking, storage and versatility. The private rear garden is enclosed by fenced boundaries and features dual-aspect paved patio areas, artificial lawn and mature planted borders, creating an attractive, low-maintenance space ideal for family enjoyment and outdoor entertaining. The adjoining green space provides a lovely open outlook and further enhances the tranquil setting. With its quiet cul-de-sac position, green-space views, generous accommodation, sweeping driveway and excellent detached double garage, this is an appealing home

- DETACHED THREE-BEDROOM HOME
- VIEWS OVER GREEN SPACE
- SOUGHT-AFTER WALTHAM LOCATION
- OPEN-PLAN LIVING KITCHEN DINER
- THREE DOUBLE BEDROOMS
- MODERN FAMILY BATHROOM
- LOG BURNER
- LARGE DRIVEWAY & DOUBLE GARAGE
- PRIVATE REAR GARDEN
- VIEWING HIGHLY RECOMMENDED







**£325,000**

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## MEASUREMENTS
All measurements are approximate.

## ACCOMMODATION
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## ENTRANCE
Accessed via a composite front door with side light panels, leading into the welcoming reception hallway.



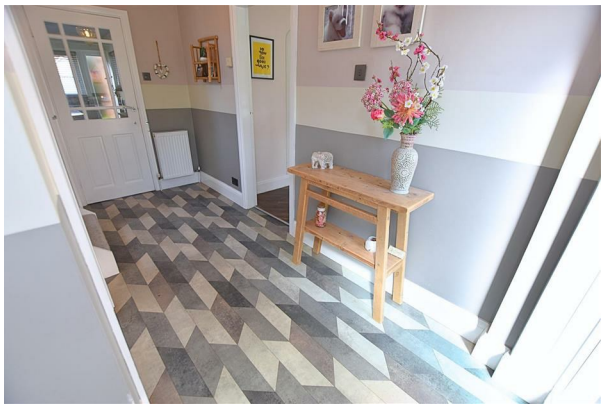
## FRONT DOOR



## RECEPTION HALLWAY
The welcoming reception hallway sets the tone for the rest of this family home, offering a light and airy feel with Amtico-style tiled flooring, coving to the ceiling, radiator and a useful large storage cupboard housing the wall mounted Worchester Bosch boiler. A return staircase with carpeted treads leads to the first floor.



## RECEPTION HALLWAY



## LIVING KITCHEN DINER

*24'2" x 15'8" (7.37 x 4.80)*

The true hub of the home, this beautifully planned open-plan family space is ideal for both relaxing and entertaining, while allowing the whole family to come together. To one side is a stylish Sheraton kitchen finished in Oyster, featuring a generous range of wall and base units, granite work surfaces and matching upstands, incorporating twin inset stainless-steel sinks. Integrated appliances include an induction hob with Smeg extractor fan, Neff eye-level fan-assisted oven, dishwasher, automatic washing machine and wine cooler. A particularly impressive central island, with matching cabinetry and granite work surface, provides additional storage and a useful breakfast bar. The kitchen is complemented by downlighting, dual-aspect uPVC double-glazed windows, a uPVC double-glazed door providing access to the driveway, two Victorian-style column radiators and attractive K■hrs oak flooring, which continues throughout the room. To the other side is the spacious lounge and dining area, featuring uPVC double-glazed sliding pocket-style French doors opening onto the patio. A striking feature open chimney breast with exposed brickwork, oak beam, slate-tiled hearth and multi-fuel stove creates a warm and inviting focal point to the room.



## LIVING KITCHEN DINER



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## LIVING KITCHEN DINER



## LOUNGE

*16'6" x 11'9" (5.05 x 3.59)*

The formal lounge features a large uPVC double-glazed picture window with privacy film to the front aspect, allowing plenty of natural light into the room. Further features include coving and a decorative ceiling cornice, wood-effect Karndean flooring, radiator, and double doors opening into the impressive open-plan living kitchen diner. A brushed-stone fireplace with matching hearth and inset coal-effect gas fire provides an attractive focal point.



## LOUNGE



## LOUNGE



## LOUNGE



## CLOAKROOM

*6'5" x 6'4" (1.96 x 1.95)*

The useful cloakroom is fitted with a modern white two-piece suite comprising a floating wash hand basin with gloss taupe-coloured storage drawer and a low-flush WC with concealed cistern and matching taupe surround. The room is finished with downlighting, matching tiled-effect Amtico flooring, a radiator with towel rail and a uPVC double-glazed window to the front aspect. Ample space and plumbing to create a downstairs shower room or utility.



## FIRST FLOOR

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## FIRST FLOOR LANDING

Approached via a carpeted staircase with an attractive oak spindle balustrade, the first-floor landing benefits from a large uPVC double-glazed picture window to the side aspect, providing plenty of natural light. The landing has fitted carpet, with loft access to the ceiling via a pull-down ladder with lighting.



## FIRST FLOOR LANDING



## MASTER BEDROOM

*15'9" x 11'9" (4.81 x 3.60)*

The impressive master bedroom is generously proportioned and benefits from a large uPVC double-glazed window to the front aspect, allowing plenty of natural light to fill the room. Finished with carpeted flooring and a radiator.



## MASTER BEDROOM



## MASTER BEDROOM



## BEDROOM TWO

*12'9" x 11'9" (3.91 x 3.59)*

The second double bedroom is also generously sized, featuring a uPVC double-glazed window to the rear aspect, carpeted flooring and a radiator.



## BEDROOM TWO



## BEDROOM THREE

*11'10" x 9'8" (3.63 x 2.97)*

The third double bedroom is again a well-proportioned room, benefiting from a uPVC double-glazed window to the rear aspect, wood-effect Amtico flooring and a radiator.



## BEDROOM THREE



## FAMILY BATHROOM

*11'10" x 6'9" (3.63 x 2.08)*

The modern and inviting family bathroom is beautifully appointed with a stylish white three-piece suite, comprising a P-shaped bath with shower over and curved glazed screen, a vanity wash hand basin with useful storage cupboard and a low-flush WC. The room is complemented by attractive tiled splashback areas and dado-height tiling, wood-effect Karndean flooring and a Victorian-style column radiator. Further benefits include a useful airing cupboard and uPVC double-glazed window to the front aspect, creating a bright and practical space for everyday family life.



## OUTSIDE

## DOUBLE GARAGE

Brick built double detached garage with up and over door to the front aspect, electric and lighting.

## THE GARDENS

The property enjoys beautifully landscaped and low-maintenance gardens to both the front and rear. To the front, the property benefits from an attractive outlook over green space, while a low-walled boundary opens onto a spacious wide & long driveway providing ample off-road parking. The frontage is further enhanced by a high-quality artificial lawn and mature planted borders. The enclosed rear garden has been thoughtfully designed with a high-quality artificial lawn, edged with slate chippings, mature planting to the borders and attractive paved dual-aspect patio areas, providing excellent space for both relaxing and entertaining. Fenced boundaries offer privacy, with a wooden gate leading through to the side driveway. Accessed from the front via double wooden gates, the side driveway provides further parking and leads to the double garage, with the added benefit of two useful wooden stores.



## THE GARDENS



## THE GARDENS



## THE GARDENS



## AERIAL VIEW



## REAR VIEW



## SIDE DRIVEWAY



## GREEN SPACE VIEWS



## GREEN SPACE VIEWS



## FRONT VIEW



## 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.

## COUNCIL TAX BAND & EPC RATING

Council Tax Band - D
EPC - C

## VIEWING ARRANGEMENTS

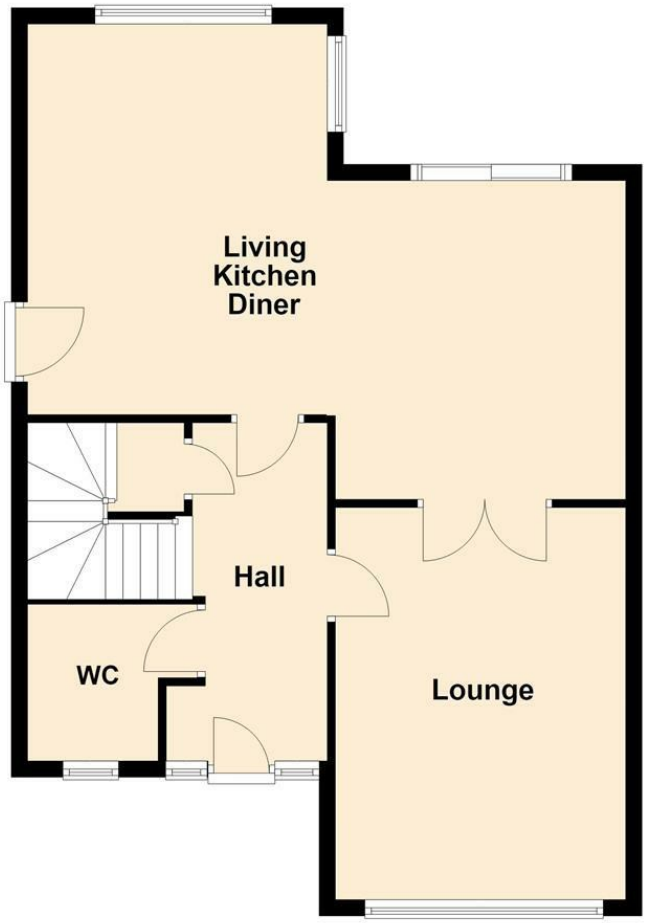
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

## OPENING TIMES

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

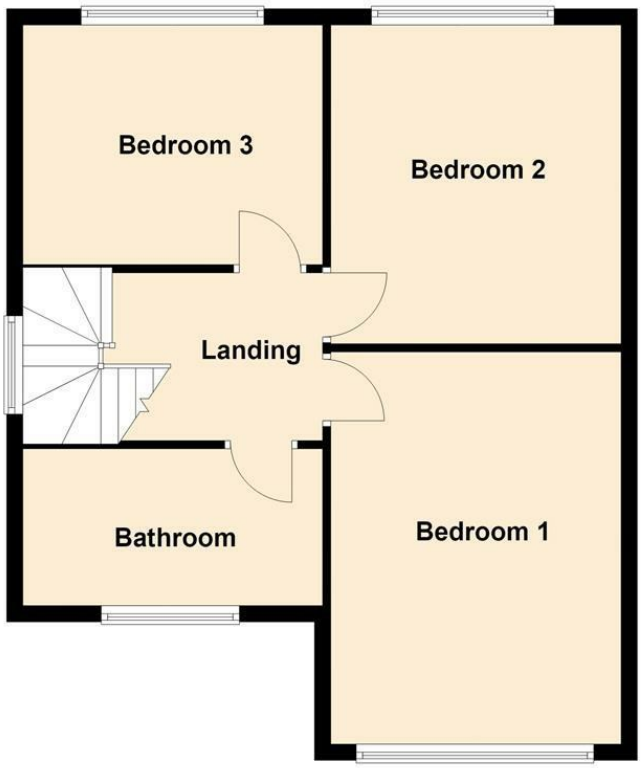
## Ground Floor

Approx. 66.5 sq. metres (715.9 sq. feet)



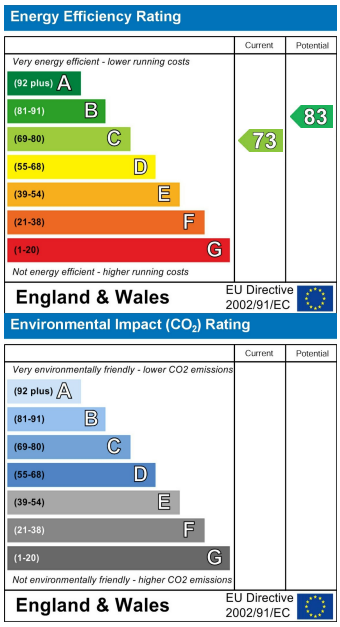

## First Floor

Approx. 59.3 sq. metres (638.7 sq. feet)




Total area: approx. 125.8 sq. metres (1354.6 sq. feet)




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.