



## 4 Peaks Lane Grimsby, North East Lincolnshire DN36 4QW

Joy Walker Estate Agents are delighted to offer for sale this fantastic opportunity to purchase this TWO BEDROOM DETACHED BUNGALOW situated in the heart of New Waltham village close to all local amenities, highly regard schools and a short drive to Grimsby and Cleethorpes town centres. The property is in need of full modernisation with the accommodation comprising of; Entrance hall, kitchen diner, conservatory, lounge, two double bedroom and shower room. The bungalow offers mature gardens to the front and back, brick utility room, detached brick garage, timber shed and driveway providing off road parking. Early viewing is recommended offered for sale with NO FORWARD CHAIN.

**Chain Free £165,000**

- NEW WALTHAM VILLAGE
- DETACHED BUNGALOW
- IN NEED OF MODERNISATION
- KITCHEN DINER
- CONSERVATORY
- LOUNGE
- TWO DOUBLE BEDROOMS
- UTILITY ROOM
- DETACHED GARAGE
- NO FORWARD CHAIN





## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

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### ENTRANCE

Accessed via a half glazed door with side light panel into the hallway.



### HALLWAY

Having carpeted flooring, coved ceiling and radiator.



### KITCHEN DINER

23'6" x 10'7" (7.17 x 3.250)

The kitchen diner benefits from a range of wood fronted wall and base units with contrasting work surfaces incorporating a composite sink and drainer, integrated fridge, gas hob with extractor above, electric oven and grill, beamed ceilings, downlights, radiator. Having a double glazed window to the front aspect. Sectioned via a feature half wall to the dining area with continued carpeted flooring and patio doors to the conservatory.



### KITCHEN DINER

Additional Photograph



### KITCHEN DINER

Additional Photograph



### KITCHEN DINER

Additional Photograph



### DINING AREA

Additional Photograph



### CONSERVATORY

14'0" x 9'0" (4.28 x 2.75)

The conservatory adds a great extra space to the accommodation and has a rear access door to the garden, tiled flooring and electric point.





## LOUNGE

16'8" x 16'6" (5.10 x 5.03)

The larger than average lounge has floor to ceiling double glazed window to the front aspect and side double glazed window, carpeted flooring, two radiators and stone feature chimney with matching side plinths.



## LOUNGE

Additional Photograph



## BEDROOM ONE

11'10" x 11'1" (3.62 x 3.40)

To the front of the property with a double glazed window, carpeted flooring, coved ceiling, radiator and built in wardrobes with dressing table area.



## BEDROOM ONE

Additional Photograph



## BEDROOM TWO

11'2" x 8'6" (3.42 x 2.61)

The second double bedroom with a double glazed window, coved ceiling, carpeted flooring and radiator.



## SHOWER ROOM

7'6" x 7'0" (2.30 x 2.14)

Benefitting from a four piece suite comprising of; Shower with glazed screen, pedestal hand wash basin, low flush wc and bidet. double glazed window to the side aspect.



## OUTSIDE

### GARDENS

The property sits with a hedge boundary to the front, side fenced boundaries and wooden farm gate leading to the driveway which provides ample off road parking and leads to the garage. The front garden has mature planting, side wooden gates leading to the rear garden. The private rear garden has fenced boundaries with mature leylandii planted, lawn, paved patio, timber shed and outside electric point.



### GARDENS



## BRICK UTILITY ROOM

15'10" x 6'9" (4.83 x 2.06)

Brick built utility room with dual aspect windows and entrance door. Stainless steel sink and plumbing. Fitted with electric and lighting.

## GARAGE

Brick built garage with electric roller door, side window, electric and lighting and boiler.

**COUNCIL TAX BAND & EPC RATING**

Council Tax Band - C  
EPC -

**CONNECTED INTEREST**

The owner of this property is a relative of a member of staff of Joy Walker Estate Agents Limited.

**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.

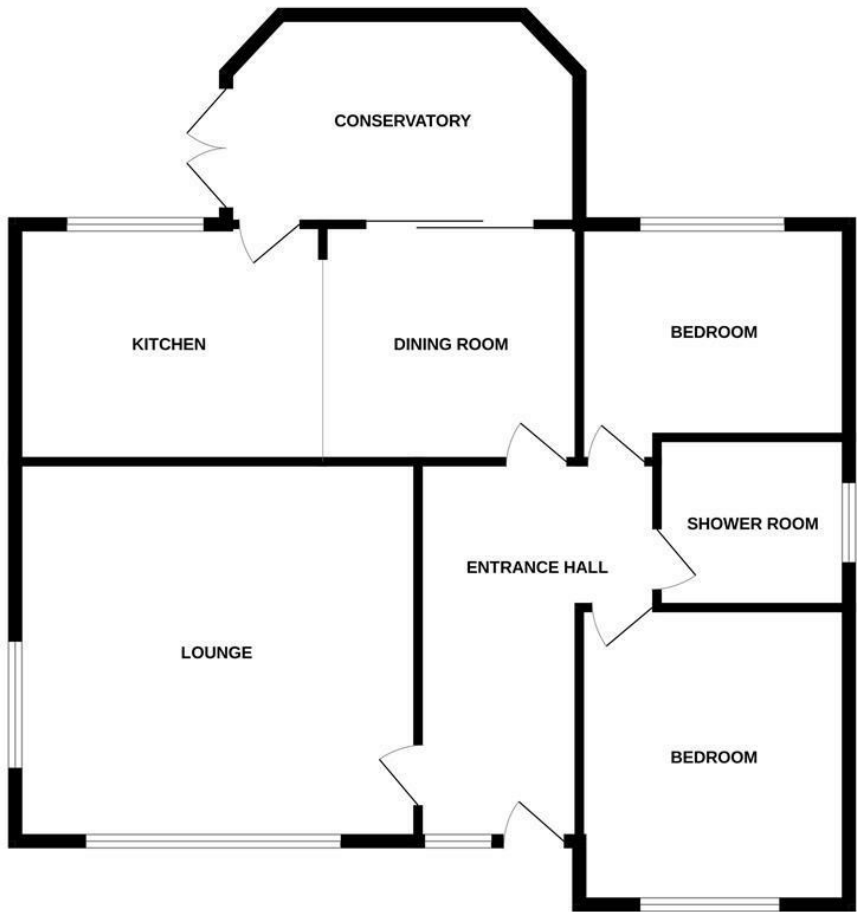
**VIEWING ARRANGEMENTS**

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

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) A		84
(81-91) B		
(69-80) C		
(55-68) D	56	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.