



## 6 Atkinsons Lane Waltham, North East Lincolnshire DN37 0HL

We are delighted to offer for sale this well maintained and beautifully modernised TWO DOUBLE BEDROOMS enjoying a cul de sac position just off Mill View within the sought after village of Waltham close to all local amenities, shops, pubs and highly regarded schools. Finished to a high standard and benefitting from gas central heating and uPVC double glazing with the accommodation comprising of; Entrance hall, modern kitchen, Utility store, cloakroom/wc, lounge open to dining room, garden room/third bedroom and to the first floor two double bedrooms (previously three bedrooms) and family shower room. Enjoying well maintained front garden with driveway providing off road parking and leading onto the detached garage and an enclosed southerly facing rear garden, with decked patio area, open summer house and wooden pergola ideal for summer evenings. Viewing is highly recommended to appreciate this beautiful home.

**£214,950**

- WALTHAM VILLAGE LOCATION
- SEMI DETACHED DORMER BUNGALOW
- MODERN KITCHEN, UTILITY STORE
- LOUNGE OPEN TO DINING ROOM
- GARDEN ROOM/THIRD BEDROOM
- TWO DOUBLE BEDROOMS
- SHOWER ROOM
- WELL MAINTAINED GARDENS
- GARAGE
- OFF ROAD PARKING



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE

Accessed is via a composite door with side lights to the front aspect and leads into the welcoming hallway. Solid Oak connecting doors.



#### HALL

The welcoming hall has carpeted stairs with white open spindle balustrade leading to the first floor and is finished with wood effect laminate flooring, coving to the ceiling and modern column radiator.



#### CLOAKROOM/WC

Benefitting from a white two piece suite comprising of; Hand wash basin with tiled splashback and low flush wc and finished with continued wood effect laminate flooring, radiator and uPVC double glazed window to the side aspect.



#### LOUNGE

14'4" x 12'10" (4.39 x 3.92)

The bright lounge has a large uPVC double glazed window with modern blinds fitted to the front aspect, coving to the ceiling, continued wood effect laminate flooring and radiator. Feature marble fireplace with electric fire fitted. Open to the dining room.



## LOUNGE



## LOUNGE



## DINING ROOM

9'5" x 9'2" (2.88 x 2.81)

Open from the lounge with continued wood effect laminate flooring, coving to the ceiling, radiator and uPVC double glazed French doors leading to the decked patio area.



## KITCHEN

9'10" x 9'5" (3.02 x 2.88)

The newly fitted kitchen benefits from a large range of shaker style Porcelain coloured wall and base units with contrasting wood effect worksurfaces and matching upstands and tiled splashbacks incorporating a ceramic sink and drainer, induction hob with glass back and extractor hood above and electric fan assisted oven beneath and integrated fridge freezer. Finished with wood effect laminate flooring, radiator and uPVC double glazed window with night and day blinds fitted.



## KITCHEN



## KITCHEN



## KITCHEN



## INNER HALLWAY

The inner hallway has a further composite door leading to the front of the property, finished with wood effect laminate flooring and door leading to the utility store.



## UTILITY STORE

Fitted with a wood effect worksurface and shelving with plumbing for an automatic washing machine with continued wood effect laminate flooring.

## GARDEN ROOM/THIRD BEDROOM

11'3" x 11'3" (3.45 x 3.45)

The garden room could also be used as the third bedroom with coving to the ceiling, wood effect laminate flooring, radiator, feature composite fireplace with electric stove and uPVC double glazed French doors leading to the garden.



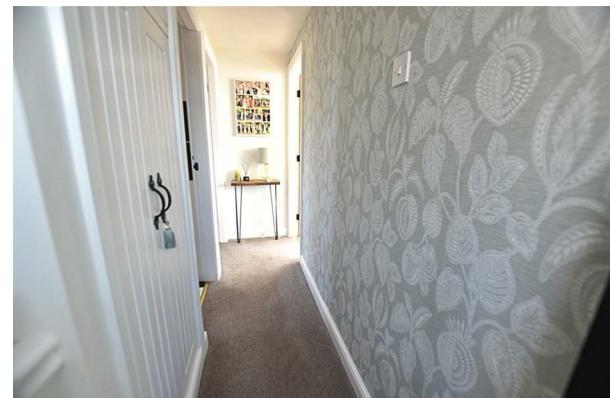
## GARDEN ROOM/THIRD BEDROOM



## FIRST FLOOR

### FIRST FLOOR LANDING

Having continued carpeted flooring, uPVC double glazed window to the side aspect, handy airing cupboard and loft access to the ceiling.



### BEDROOM ONE

17'6" x 8'4" (5.34 x 2.56)

The master bedroom is a great size as was previously two bedrooms and has been altered to create a larger master bedroom. Finished to a high stand with two uPVC double glazed windows with day and night blinds fitted to the rear aspect, modern panelling to the walls to dado height, carpeted flooring and radiator. Wall to wall wardrobes with draws with cream fronts.



## BEDROOM ONE



## BEDROOM TWO

12'1" x 10'0" (3.70x 3.07)

The second double bedroom is to the front aspect with a uPVC double glazed window with fitted blinds, wood effect laminate flooring and radiator.



## BEDROOM TWO



## SHOWER ROOM

The modern shower room benefits from a white three piece suite comprising of; Walk in shower with mains fed rainfall shower and glazed screens, pedestal hand wash basin and low flush wc. Having fully tiled walls and floor with heated towel rail, down lights to the ceiling and uPVC double glazed window to the front aspect.



## OUTSIDE

The property stands within a cul de sac and enjoys a corner position with double wrought iron entrance gates and side fenced boundaries, having a driveway for off road parking leading to the detached garage. The fore garden is of low maintenance with mature shrubs planted. The delightful westerly facing enclosed rear garden has fenced boundaries and is laid with decorative stone with established border and a wide variety of plants, shrubs and Lavendar bushes. Having a timber Pergola with paved patio and a further decked patio area and open timber summer house ideal for those lazy summer afternoons.



## GARDENS



## GARDENS



## GARDENS



## GARDENS



## GARDENS



## GARAGE

Detached brick garage with up and over door to the front fitted with electric and lighting.



## 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 -B

EPC -D

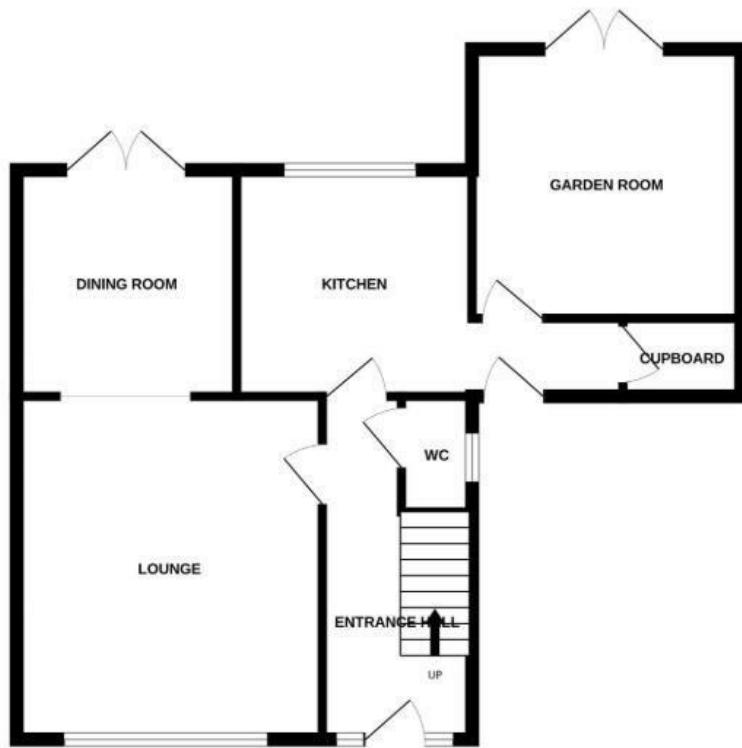
## OPENING TIMES

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

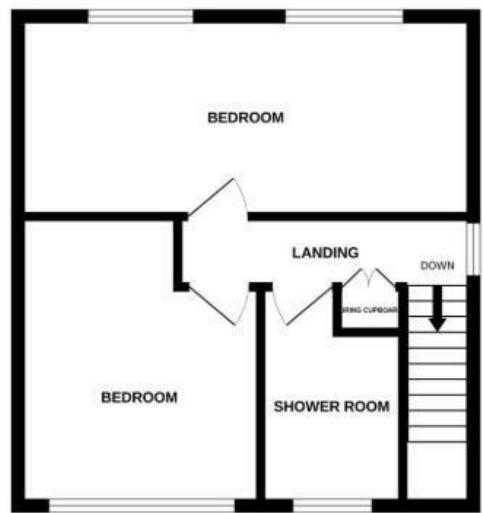
## VIEWING ARRANGEMENTS

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

GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		63
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales		Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions		Current	Potential
(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			
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.