



## 13 Baron Avenue Grimsby, North East Lincolnshire DN36 4NF

We are delighted to offer for sale this FOUR BEDROOM SEMI DETACHED DORMER BUNGALOW enjoying a corner position within a cul de sac in the heart of New Waltham village close to all local amenities, highly regarded schools and easy access to both Grimsby and Cleethorpes. The property benefits from gas central heating and uPVC double glazing with the accommodation comprising of; Entrance hall, open plan kitchen diner and conservatory, lounge, two bedrooms and wet room and to the first floor two further bedrooms and bathroom. Having a driveway for ample off road parking leading to a large corner plot garden with two garages. Viewing is highly recommended.

**£205,000**

- VILLAGE LOCATION
- CORNER POSITION
- FOUR BEDROOMS
- SEMI DETACHED DORMER BUNGALOW
- OPEN PLAN KITCHEN DINER CONSERVATORY
- TWO BATHROOMS
- LOUNGE
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- TWO GARAGES





## DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Accessed via a glazed uPVC door into the entrance hallway.



#### HALLWAY

The welcoming hallway has coved ceiling, carpeted flooring, radiator, two storage cupboards and carpeted stairs with open wooden spindle balustrade leading to the first floor.



#### KITCHEN DINER CONSERVATORY

21'0" x 18'5" (l-shaped) (6.42 x 5.62 (l-shaped))

This open plan living kitchen diner extends to the conservatory with ample uPVC double glazed windows and extra light from the conservatory roof to create a lovely bright spacious family area. The kitchen benefits from a range of coloured wood effect wall and base units with contrasting work surfaces and tiled splashbacks and incorporates a two bowl stainless steel sink and drainer, induction hob with chimney style extractor hood above and electric fan assisted oven beneath. Having ample space for a freestanding fridge freezer, undercounter space for an automatic washing machine and dishwasher. Finished with down lights to the ceiling, high gloss tiled flooring, radiator and glazed door to the garden. This great space has a separate lounge area provided by the conservatory and ample room for a family dining table.



## KITCHEN DINER CONSERVATORY

Additional Photograph



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Additional Photograph



## LOUNGE

18'0" x 11'4" (5.49 x 3.47)

The lounge has a uPVC double glazed bay window to the front aspect, coved ceiling, dado rail, carpeted flooring and radiator. the main focal point is the ornate fire surround with marble hearth, back and inset gas fire.



### BEDROOM ONE

12'11" x 10'11" (3.95 x 3.35)

The largest of the four bedrooms is to the ground floor and has uPVC double glazed French doors with side light window leading to the conservatory. finished with carpeted flooring, radiator and wall to wall wardrobes with sliding doors.



### BEDROOM ONE

Additional Photograph



### BEDROOM FOUR/STUDY

10'9" x 6'5" (3.30 x 1.97)

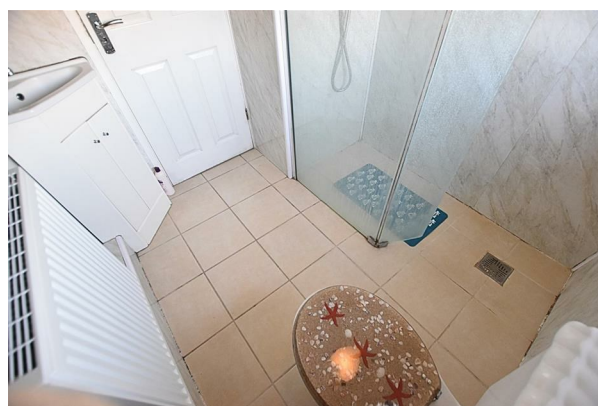
The fourth bedroom current used as a study has a uPVC double glazed window to the front aspect, wood effect laminate flooring, coved ceiling and radiator.



### SHOWER ROOM

6'10" x 6'2" (2.09 x 1.90)

Benefitting from a walk in shower with glazed screen, white low flush wc and corner vanity unit with hand wash basin and storage. Finished with Aqua panelled walls, tiled flooring, down lights, radiator and uPVC double glazed window to the rear aspect.



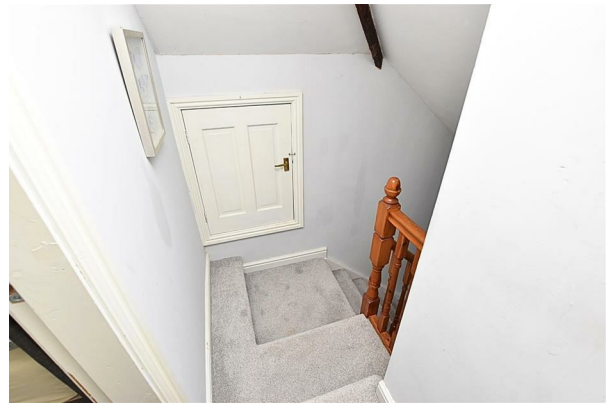
### FIRST FLOOR

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## FIRST FLOOR LANDING

Having continued carpeted flooring with eaves storage.



## BEDROOM TWO

10'9" x 9'10" (3.29 x 3.01)

The second double bedroom has a uPVC double glazed window to the side aspect, carpeted flooring and radiator.



## BEDROOM THREE

9'1" x 8'10" (2.78 x 2.71)

The third bedroom has a uPVC double glazed window to the side aspect, carpeted flooring and radiator.



## BATHROOM

8'4" x 8'3" (2.56 x 2.54)

The bathroom benefits from a white three piece suite comprising of; Bath with electric shower over and glazed screen, vanity combination unit with hand wash basin and low flush wc having hidden cistern. Finished with panelled walls, carpeted flooring, radiator, large storage cupboard housing the boiler and uPVC double glazed window to the



## BATHROOM

Additional Photograph



## OUTSIDE

Some of the external photographs where taken by the vendor during the summer months

## GARDENS

The property enjoys a corner position and has a stonebond driveway which provides off road parking for several vehicles with fenced boundaries and wooden gate leading to the rear garden. This larger than average rear garden with fenced boundaries and is again low maintenance begin mainly stonebond with a paved patio area, shingle area, metal shed and wooden summer house. Two detached garage. A pleasant garden provides a secluded and relaxing area for those summer afternoons.



## GARDENS

Additional Photograph



## GARDENS

Additional Photograph



## **GARAGE**



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## **COUNCIL TAX BAND & EPC RATING**

Council Tax Band - B

EPC - D

## **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**

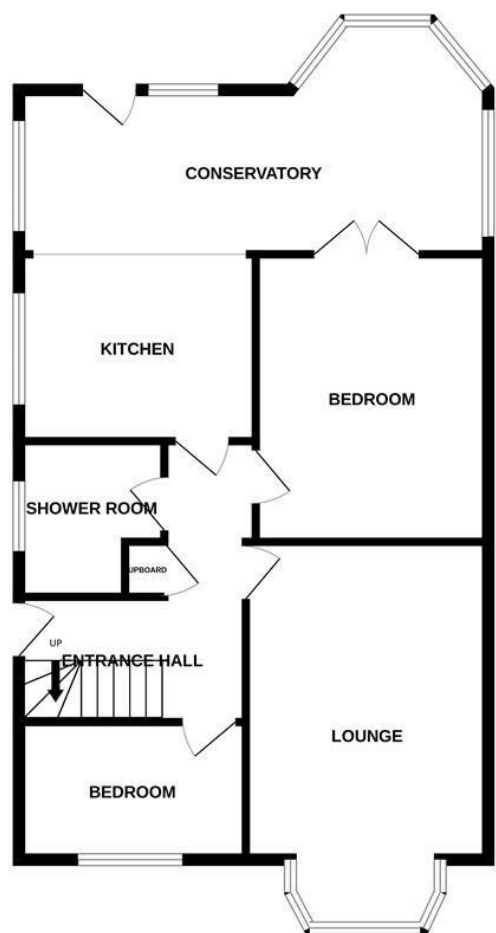
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

## **OPENING TIMES**

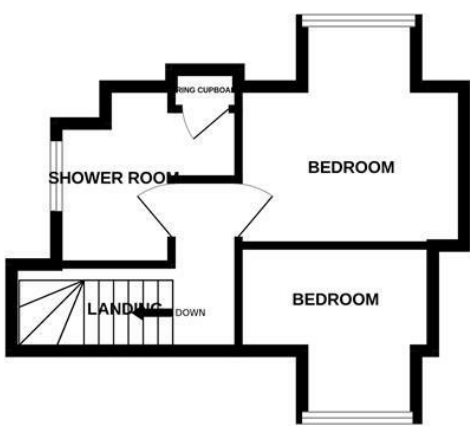
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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		
(81-91) B		79
(69-80) C		
(55-68) D	60	
(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.