



4 Markham Mews Waltham, North East Lincolnshire DN37 0PD

Located in the very popular village of Waltham which is well served by excellent local facilities is this handsome DETACHED TWO BEDROOM BUNGALOW which stands in South/Westerly gardens. The well presented accommodation includes: Entrance hall, lounge, conservatory, well fitted kitchen/breakfast room, two double bedrooms and a modern shower room/wc. Substantial brick garage. Gas central heating system. Double glazing. Security alarm system. Open plan front garden with wide block paved driveway and an enclosed rear garden. Carpets, lights fittings, blinds and curtains included. NO FORWARD CHAIN.

£280,000

- DETACHED BUNGALOW
- CUL DE SAC POSITION IN THE VILLAGE OF WALTHAM
- LOUNGE & CONSERVATORY
- KITCHEN/BREAKFAST ROOM
- TWO DOUBLE BEDROOMS
- SHOWER ROOM/WC
- DETACHED BRICK GARAGE
- SOUTH/.WEST REAR GARDEN
- NO CHAIN
- CARPETS, CURTAINS, BLINDS AND CURTAINS INCLUDED



ACCOMMODATION

MEASUREMENTS

All measurements are approximate.

GROUND FLOOR ONLY

SIDE ENTRANCE HALL

Approached via a uPVC entrance door, this welcoming entrance hall has radiator, wall lights, coving, access to roof space and fitted dado rail. Useful storage cupboard.



LOUNGE (REAR)

17'4" max x 11'0" (5.29 max x 3.36)

This good sized formal lounge has double glazed patio doors opening onto the rear garden plus a small double glazed window to the side elevation. Coving to ceiling, fitted dado rail and radiator. The focal point of the room is the white Adam style fire surround inset with a gas fire.



LOUNGE

Additional photo



KITCHEN/BREAKFAST ROOM

20'2" x 10'3" (6.16 x 3.13)

Fitted with a range of medium oak base and wall cupboards including a glass fronted and open display cabinets and incorporating an electric oven, gas hob with an extractor fan above. The mottled work surfaces are inset with a cream resin sink unit having space beneath for washing machine and an under the counter fridge (included in the sale). Complementary tiled splash backs. Coving to ceiling. Radiator. The gas fired boiler (fitted 2020) is concealed within a matching wall cupboard. Ample space for a small dining table and chairs. Double glazed window and uPVC door to the side. Double glazed patio doors leads into the conservatory.



KITCHEN/BREAKFAST ROOM

Additional photo



KITCHEN/BREAKFAST ROOM

Additional photo



CONSERVATORY

12'2" x 8'8" (3.73 x 2.66)

This additional reception room has double glazed windows and doors overlooking the rear garden, ceiling light and fan. Radiator and two wall light points.



CONSERVATORY

Additional photo



BEDROOM 1 (FRONT)

10'3" x 14'5" (3.14 x 4.40)

Double glazed windows to the front and side elevations, coving to ceiling and radiator. This bedroom is fitted with two banks of wardrobes together with two matching bedside cabinets.



BEDROOM 1

Additional photo



BEDROOM 2 (FRONT)

11'5" x 11'1" (3.50 x 3.38)

Double glazed window, radiator and coving to ceiling.



SHOWER ROOM/WC

7'5" x 8'6" (2.28 x 2.61)

Fitted with a large walk in shower area having a glass screen to the front, a fold down seat and grab rail, this area is fitted with Aqua boarding. The remainder of the shower room is half tiled and includes a pedestal wash hand basin and a low flush wc. Radiator. Coving to ceiling. Double glazed window. Useful airing cupboard.



SHOWER ROOM/WC

Additional photo



OUTSIDE



DETACHED BRICK GARAGE

16'11" x 9'3" (5.18 x 2.84)

This substantial detached brick garage has an electric door to the front plus a uPVC window and door. Light and power.



THE GARDENS

The property stands in both front and rear gardens, the open plan fore garden is mainly block paved inset with a planted gravel border, the block paving extends to the side of the bungalow providing a wide driveway which leads to the garage and the rear. The secure south/west facing garden is accessed via a wrought iron gate, this garden is mainly lawned with established borders, a block paved patio is situated close to the property which is ideal for Alfresco entertaining. To the rear of the garden is a timber Arbor providing natural shelter during the summer months. Timber garden shed.



THE GARDENS

Additional photo



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

Council Tax Band - D

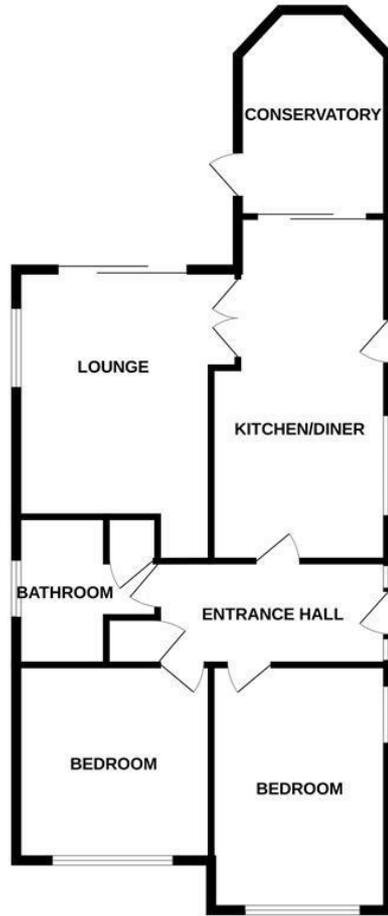
VIEWING ARRANGEMENTS

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

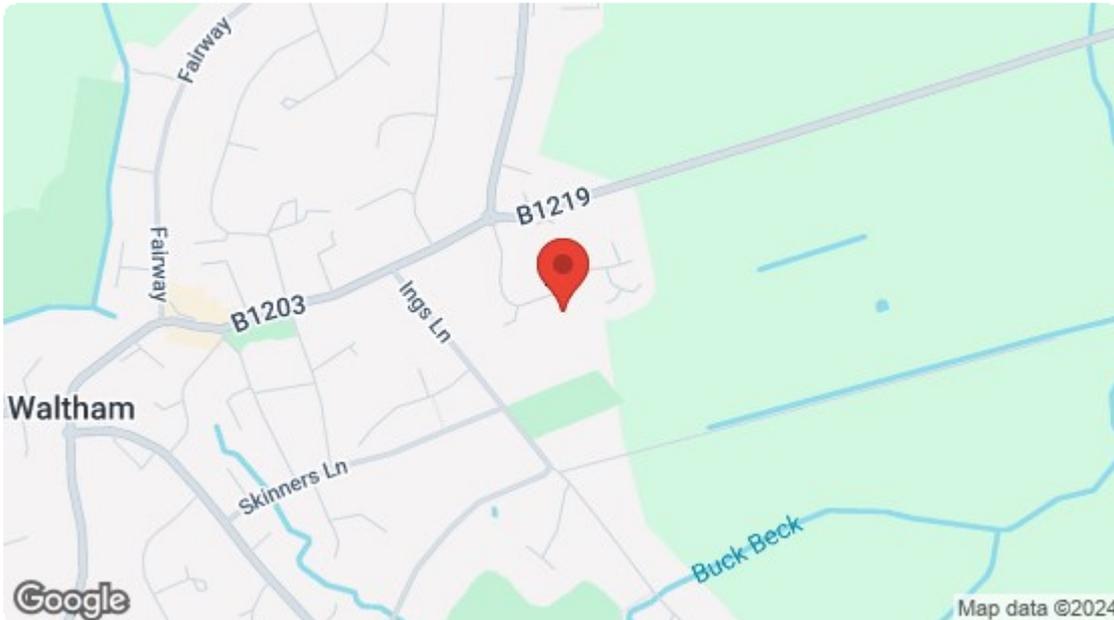
OPENING TIMES

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			86
(81-91) B			
(69-80) C		71	
(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.