

MARTIN MASLIN

6 CHILTERN DRIVE
WALTHAM
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN37 0DY



A superb and most appealing semi detached dormer bungalow found in this sought after part of the village lying just off Westfield Road within walking distance of the Windmill and the local high street. No. 6 is beautifully appointed throughout with many eye-catching features including two bathrooms, designer flooring, oak interior doors, bespoke fitted wardrobes, fully new uPVC glazing and a new retiled roof all within the last five years. The property offers spacious and versatile accommodation including a welcoming Hallway with staircase leading to the first floor, a good size Lounge with marble fireplace and a pleasant

Dining Room with French doors onto the rear garden. The stunning Kitchen has been redesigned in a high gloss and walnut finish with a host of quality Bosch appliances and there is a further smart ground floor Bathroom in white. Upstairs there are three excellent size Bedrooms, two doubles, with designer wardrobes and a large Jack and Jill Shower Room connecting the second and third bedrooms. The bungalow is set back from the road approached via a generous driveway screened by double gates leading in turn to a detached brick garage with electric roller door. The gardens are manageable, laid to lawn with hedging screening the front whilst to the rear is a fully paved with corner decking and fencing ensuring low maintenance. A beautiful home not to be missed - viewing highly recommended. EPC Rating - D.

£195,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

A canopied entrance porch with a uPVC double glazed front door leads directly into the Hallway.

HALLWAY

A bright and spacious hallway from where the polished balustrade and spindle pine staircase leads to the first floor. It has a built in bespoke storage cupboard with cloaks space, coving to the ceiling, a radiator beneath the stairs and a uPVC double glazed front window.

BATHROOM

Featuring a white suite comprising W.C, pedestal washbasin and a panel bath with Aqualisa Quartz power shower overhead and a glass folding screen. Fully tiled it has a radiator, built-in airing cupboard housing the hot water cylinder with shelves, a ceramic tile floor and a uPVC double glazed side window.

LOUNGE

4.88m (16'0") x 3.30m (10'10")

A comfortable lounge featuring a smart light oak firesurround with a solid marble inlay and hearth housing a remote control flicker flame electric inset fire. Tastefully decorated the room has coving to the ceiling, a radiator and a large uPVC window overlooking the garden.

DINING ROOM

3.30m (10'10") x 3.05m (10'0")

Open plan to the Lounge with coving to the ceiling, a radiator and French double glazed doors giving views and access onto the rear garden.

KITCHEN

3.56m (11'8") x 3.28m (10'9")

A smart and well designed kitchen in a high gloss and walnut finish with complementary worksurfaces incorporating a designer Blanco sink with swan neck brush chrome mixer taps and matching upstands and windowsills. It has underlighting to the units and further recessed ceiling spotlights. Built-in appliances include a Bosch induction hob with stainless steel canopied glass extractor fan and light, a double eye-level Blomberg oven and grill and an integrated split fridge and freezer. There is a further integrated Bosch dishwasher and plumbing for a washing machine. The superb kitchen features a quality designer Kardean floor, coving to the ceiling and enjoys dual aspect windows providing natural light. It has a radiator and a further double glazed door opening onto the rear garden.

FIRST FLOOR

LANDING

With a deep stairwell and coving to the ceiling.

BEDROOM ONE

3.61m (11'10") x 3.35m (11'0")

A lovely front bedroom with bespoke fitted sliding wardrobes. The room is well decorated with Laura Ashley wallpaper and it has a radiator, coving to the ceiling and a uPVC double glazed window.



HALLWAY



BATHROOM



LOUNGE



LOUNGE

BEDROOM TWO

4.14m (13'7") x 2.95m (9'8")

Another lovely bedroom facing the rear garden with bespoke sliding wardrobes in a light maple finish with matching bedside shelves, coving to the ceiling, a radiator and a uPVC double glazed window.

SHOWER ROOM

2.16m (7'1") x 2.08m (6'10")

A Jack and Jill shower room connecting Bedrooms Two and Three. Beautifully refurbished and featuring a modern white suite with built-in vanity unit in a grey finish with matching freestanding storage cupboard, W.C, washbasin and a large chrome shower cubicle with Mira shower. It has coving to the ceiling, mermaid boarding to dado height, a radiator and a uPVC double glazed rear window.

BEDROOM THREE

3.66m (12'0") x 2.34m (7'8")

Connecting the Shower Room and currently used as a dressing room with built in storage, a radiator, access to the loft space and a uPVC double glazed side window.

GARAGE

4.88m (16'0") x 3.48m (11'5")

A detached brick garage with electric roller front door, power and light and a courtesy side door.

OUTSIDE

The property is set well back from the road approached via a generous concrete and block paved driveway featuring a curved brick and coping stone wall with neat lawned gardens set behind a privet hedge. The driveway continues through double wooden gates leading in turn to the Garage. The rear garden features a lovely patio with decking in one corner ensuring low maintenance screened by fencing to the perimeters.

GENERAL INFORMATION

Mains gas, water, electricity and drainage are all connected and broadband speeds and availability can be assessed via Ofcom's checker website. Central heating comprises radiators as detailed above connected to the Worcester gas central heating boiler located in the Kitchen. The property has the benefit of full uPVC framed glazing and a security alarm. The Local Authority is the North East Lincolnshire Council and the property is in Council Tax Band B. The tenure is Freehold subject to Solicitors verification.

VIEWING

By appointment through the Agents on Grimsby 311000. A video walkthrough tour with commentary can be seen on Rightmove and the Martin Maslin website.

LOCATION AND AMENITIES

Chiltern Drive is located just off Westfield Road which lies in turn off Brigsley Road. The village of Waltham provides a range of amenities and local buses serve the area.



DINING ROOM



KITCHEN



KITCHEN



KITCHEN



BEDROOM ONE



BEDROOM TWO



SHOWER ROOM



BEDROOM THREE



OUTSIDE



GARAGE

SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

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The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property

remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.



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