

MARTIN MASLIN

6 WADDINGHAM PLACE
NEW WALTHAM
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN36 4QY



Situated in a pleasant cul de sac just off Enfield Avenue in New Waltham this excellent semi detached chalet bungalow provides well presented flexible accommodation with gas central heating, uPVC framed double glazing and a security alarm system. Remodelled from the original many years ago the layout is refreshingly different with an open plan living area at the front incorporating the staircase hall. Comprising:- Entrance Lobby, spacious Lounge with brick feature wall and stylish fireplace, Kitchen with maple units and space for appliances, rear Lobby/Sunroom, two downstairs double Bedrooms (one suitable for daytime use if required), ground floor Bathroom with white suite and good size upstairs Bedroom with Velux style window and wardrobes. There are lawned gardens to the front and rear, a Garage plus decking and paved patios. A lovely, ready-to-move-into home! EPC Rating - .

£189,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

The accommodation comprises:

GROUND FLOOR

ENTRANCE LOBBY

With a cupboard housing the electricity meter.

LOUNGE

5.08m (16'8") x 4.50m (14'9")

A lovely living area with an open plan feel as it connects to the staircase area too. The main lounge features a natural brick wall, a light woodgrain classic style fireplace and a living flame gas fire. There are wall light points and a central heating radiator.

STAIRCASE HALL

From where the staircase with spindle balustrade and half landing leads to the first floor. There is a central heating radiator on the half landing.

BEDROOM ONE

3.35m (11'0") x 3.30m (10'10")

A well proportioned double bedroom with a central heating radiator and plenty of room for a double bed.

INNER HALL

With a laminate finish floor.

BEDROOM TWO/DINING ROOM

3.17m (10'5") x 3.00m (9'10")

A pleasant room at the rear of the property and with a central heating radiator and flexibility to use as a bedroom or an extra living space.

BATHROOM

2.01m (6'7") x 1.52m (5'0")

Featuring partly tiled walls and a white suite comprising a panel bath with a chrome mixer shower above, a pedestal washbasin and a W.C. The floor is tiled and there is a central heating radiator.

KITCHEN

3.17m (10'5") x 2.87m (9'5")

Well equipped with a range of maple finish wall and base cabinets with gloss black/grey worksurfaces incorporating a single drainer sink unit. There is space and provision for freestanding appliances and there is a wall mounted Ideal gas combination boiler. An open walkthrough links to the rear Lobby/Sunroom.

REAR LOBBY/SUN ROOM

3.15m (10'4") x 1.70m (5'7")

Ideal as a dining area if required, for relaxing, or as an extra utilities area. A uPVC door opens to the rear garden.

FIRST FLOOR

LANDING



LOUNGE



LOUNGE



STAIRCASE HALL



BEDROOM ONE

BEDROOM THREE

3.76m (12'4") x 3.48m (11'5")

An excellent upstairs bedroom with a Velux style roof window, wardrobes, bookshelves and a good size walk-in cupboard. There is a central heating radiator.

GARAGE

A sectional concrete garage with limited width access, double doors to the front, a side door and electric light and power.

OUTSIDE

The property occupies rectangular shaped gardens which are lawned to the front and enclosed by established privet hedging. The part paved, part concrete driveway provides space for parking vehicles whilst the side driveway is enclosed by double gates and laid to paving with gravel inserts. The rear garden is mainly lawned and features established shrubs, paving and a raised south facing decking area.

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 Ideal gas combination boiler in the Kitchen and the property has the benefit of uPVC framed double glazing and a security alarm system. It falls within the jurisdiction of North East Lincolnshire Council and is in Council Tax Band B. The tenure is Freehold subject to Solicitors verification.

VIEWING

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

LOCATION AND AMENITIES

Waddingham Place leads off the southern end of Enfield Avenue in New Waltham. A primary school is close by and the village provides a good range of facilities including a Co-op store, hot food takeaways, a popular Public House, The Farmhouse and other amenities.



BEDROOM ONE



BEDROOM TWO/DINING ROOM



BEDROOM TWO/DINING ROOM



BATHROOM



KITCHEN



KITCHEN



KITCHEN



REAR LOBBY/SUN ROOM



BEDROOM THREE



OUTSIDE



OUTSIDE

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.

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract.

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.



24046



Martin Maslin Estate Agents
4/6 Abbey Walk
Grimsby
North East Lincolnshire
DN31 1NB
T: 01472 311000 F: 01472 340200
E: office@martinmaslinestateagents.co.uk
www.martinmaslinestateagents.co.uk

M619 Printed by Ravensworth 0870 112 5306