

ARGYLE

ESTATE AGENTS



99 Brigsley Road, Waltham DN37 0LB
£300,000

Key Features:

- Detached Dormer Bungalow Full of Character
- Countryside Setting Yet Minutes From Grimsby & Cleethorpes
- Versatile Accommodation With Great Potential
- Extensive Lawned Garden, Beautifully Landscaped
- Lounge, Dining Room, Kitchen Diner
- Four Double Bedrooms, Two Bathrooms
- Gas Central Heating, uPVC Double Glazing
- Garden Room, Stable Block, Garage

An absolute gem of a property, this Four Bedroom Detached Dormer Bungalow boasts a stunning location on the outskirts of Waltham, enjoying a peaceful setting away from the main road. A unique and rare opportunity, the property offers huge potential, with versatile accommodation set over two floors. Standing with extensive lawned garden to the rear... an absolute gardeners delight, plus garage, stable block and garden room. Accommodation comprising; ground floor reception hallway leading to the kitchen diner, separate dining room, and lounge with lovely views across the rear garden. Two double bedrooms and a bathroom. To the first floor there is a large master bedroom plus a further double bedroom, and shower room. A peaceful retreat from busy modern lives... Viewing Highly Recommended.



GROUND FLOOR - RECEPTION HALLWAY

6.89 X 1.22 (22'7" X 4'0")

Access via uPVC door into the hallway with central heating radiator, and carpeted floor. Open riser staircase with spindle balustrade rising to the first floor.

LOUNGE

5.75 X 5.09 (18'10" X 16'8")

An L shaped lounge enjoying wonderful views of the rear garden which can be accessed via the sliding patio doors. Featuring a limestone fireplace incorporating an inset electric fire. Central heating radiator, and carpeted floor.

DINING ROOM

3.86 X 3.48 (12'8" X 11'5")

With a uPVC window to the front elevation, central heating radiator and carpeted floor.

KITCHEN DINER

4.57 X 3.94 (15'0" X 12'11")

Fitted with cream base and wall mounted units, and work surfaces incorporating a ceramic sink and drainer. Space for all appliances. Wall mounted gas central heating boiler. Tiled floor. UPVC windows to the front and side elevation, and a uPVC door to the side of the property.

BEDROOM THREE

3.88 X 3.35 (12'9" X 11'0")

With a uPVC window to the rear elevation, fitted wardrobes, central heating radiator, and carpeted floor.

BEDROOM FOUR/STUDY

3.59 X 2.73 (11'9" X 8'11")

With a uPVC window to the side elevation, central heating radiator and carpeted floor. Used at present as an office.

BATHROOM

2.89 X 1.68 (9'6" X 5'6")

Fitted with a traditional style suite comprising a panelled bath with thermostatic shower over, pedestal wash basin and wc. Partly tiled walls, central heating radiator, and a uPVC obscure glazed window to the front elevation.

FIRST FLOOR - LANDING

With two uPVC windows to the front elevation, built-in storage cupboard, and carpeted floor.

BEDROOM ONE

5.31 X 4.34 (17'5" X 14'3")

A large master bedroom with uPVC tilt and turn window allowing fabulous views of the rear garden and beyond. With central heating radiator and carpeted floor.

BEDROOM TWO

4.31 X 3.82 (14'2" X 12'6")

A further bedroom with uPVC window to the rear elevation. Built-in storage cupboard plus further storage into eaves. Central heating radiator and carpeted floor.

SHOWER ROOM

1.88 X 1.66 (6'2" X 5'5")

Fitted with a quadrant shower cubicle having a thermostatic shower. Traditional style pedestal wash basin and low level wc. Fully tiled walls, central heating radiator, extractor fan and a uPVC obscure glazed window to the front elevation.

EXTERNALLY

The property enjoys a secluded location, set well back from the main road and approached via a long gravel driveway which allows access also for the neighbouring property. Undoubtedly the highlight of the property has to be the stunning rear garden, enjoying a large expanse of well maintained shaped lawn whilst mature shrub and perennial flower beds add colour and interest. There is a paved patio area ideal for alfresco dining and entertaining, and timber shed to the far corner.

GARDEN ROOM

6.11 X 2.93 (20'1" X 9'7")

With power/light, heating and uPVC window to the rear elevation.

STABLE BLOCK

6.09 X 3.46 (20'0" X 11'4")

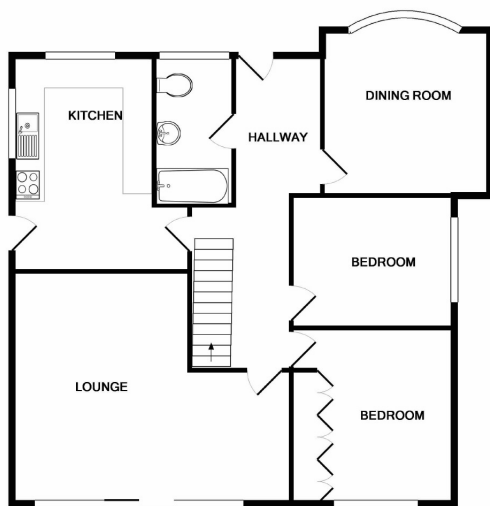
With two stables, each having a ceramic sink. One of which has fitted cupboards.

GARAGE

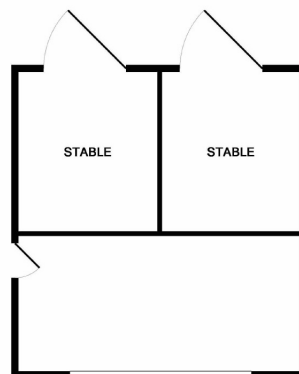
6.09 X 3.53 (20'0" X 11'7")

With up and over door plus rear courtesy door to the garden. With power/light and plumbing for a washing machine.



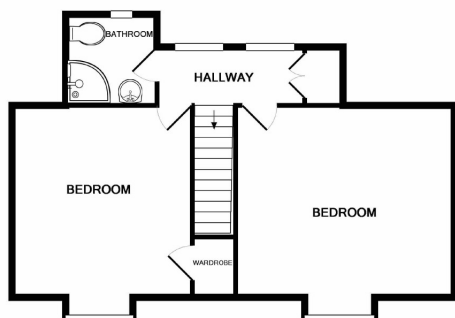


GROUND FLOOR
APPROX. FLOOR
AREA 1389 SQ.FT.
(129.0 SQ.M.)

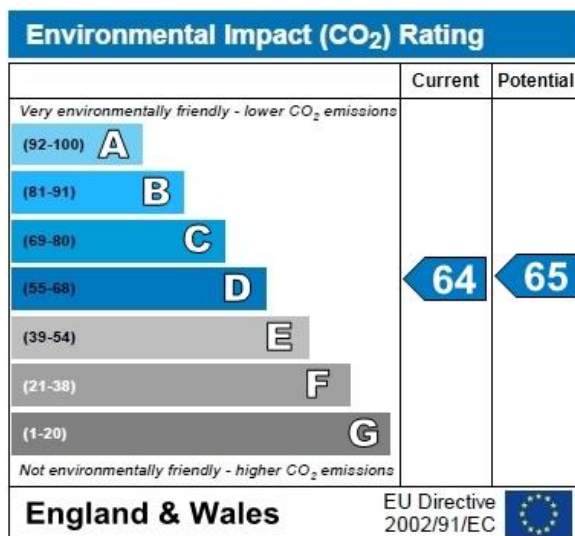
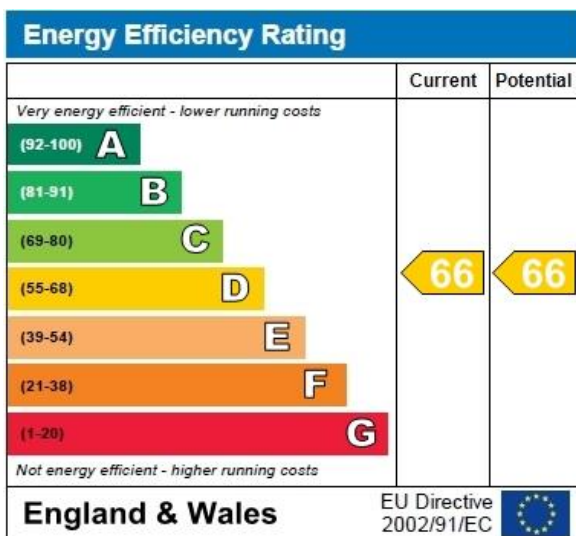


TOTAL APPROX. FLOOR AREA 1889 SQ.FT. (175.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR
APPROX. FLOOR
AREA 500 SQ.FT.
(46.5 SQ.M.)



VIEWINGS

By Appointment Only

TENURE

We are advised by the vendor that the property is: Freehold However, prospective purchasers should have the tenure of this property confirmed by a solicitor. Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries, in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. The details do not form any part of a contract and unless specifically stated otherwise, furnishings and contents are not included within this sale.