

ARGYLE

ESTATE AGENTS



Hawthorne House 27 The Drive, Waltham DN37 0FB
£499,950

RECEPTION HALLWAY

5.70 X 3.31 (18'8" X 10'10")

Access via inset panelled door into the reception hall with two uPVC windows to the front elevation. Carpeted staircase having white spindle and oak balustrade rising up to the first floor. Central heating radiator, security alarm system panel, and oak effect Amtico flooring which continues through to the kitchen. Glazed double doors to :-

LOUNGE

6.02 X 3.97 (19'9" X 13'0")

Dual aspect lounge with uPVC windows to the front and side elevation. Focal point chimney breast with white fire surround and horseshoe insert incorporating an open coal fire and granite hearth. Two central heating radiators, and carpeted floor.

DINING/FAMILY ROOM

5.59 X 3.96 (18'4" X 13'0")

With two uPVC windows to the front elevation, and french doors leading out to the side of the property. Fire surround with tiled hearth for decorative feature or electric fire, two central heating radiators, and carpeted floor.

DINING KITCHEN

5.21 X 4.98 (17'1" X 16'4")

A superb bespoke fitted kitchen comprising cream base and wall mounted cupboard and drawer units, larder units, and pull out recycling bins. Illuminated glazed display unit incorporating a wine cooler. Complementary marble work surfaces incorporating an inset double ceramic sink having a chrome mixer tap with flexible hose, and adjacent boiling water tap. Rangemaster gas cooker set into mock chimney breast with tiled splashback, mantle and extractor over. Integrated fridge/freezer, and dishwasher. Bi-folding doors to the rear garden, and continued Amtico flooring. Open access to:-

LIVING ROOM

5.90 X 5.42 (19'4" X 17'9")

Featuring a brick fireplace with cast iron dual fuel stove standing on flagstone hearth, and beam mantle over. Two uPVC windows to the side elevation having fireside storage seats under. Bi-folding doors to the rear garden. Two central heating radiators, and continued Amtico flooring.

SIDE LOBBY

1.81 X 1.08 (5'11" X 3'7")

An ideal boot room with part glazed door to the rear garden. Two uPVC windows, and continued Amtico flooring. Access to:-

CLOAKROOM/W.C.

3.17 X 1.04 (10'5" X 3'5")

Fitted with a pedestal basin, and low level WC. UPVC obscure glazed window to the rear elevation, central heating radiator, and continued Amtico flooring.

UTILITY ROOM

3.09 X 2.67 (10'2" X 8'9")

Fitted with cream base and wall mounted units, and work surfaces incorporating a stainless steel sink/drainer and chrome mixer tap. Plumbing for a washing machine and space for a tumble dryer. Electricity consumer unit, and wall unit housing the Baxi Megaflo Compact condensing gas central heating boiler. Ceramic tiled flooring, and uPVC windows to the rear and side elevation.

FIRST FLOOR LANDING

Galleried landing with continued spindle balustrade and light point for a chandelier over the staircase. UPVC window to the front elevation, central heating radiator, and carpeted floor.

MASTER BEDROOM

6.00 X 4.27 (19'8" X 14'0")

Extremely spacious, with a uPVC window to the side elevation. Featuring a cast iron slipper bath with claw feet and chrome pillar taps. Central heating radiator, and carpeted floor.

EN SUITE SHOWER ROOM

3.66 X 1.53 (12'0" X 5'0")

Beautifully equipped blending modern and traditional style, comprising a walk-in shower with ceiling mounted shower mixer head, recessed thermostatic chrome mixer, and glazed screen. Cast iron and black granite wash stand with inset basin and chrome taps. WC with high level cistern. Fully tiled walls and floor, central heating radiator, and an obscure glazed window to the rear elevation.

EN SUITE DRESSING ROOM

3.94 X 1.69 (12'11" X 5'7")

Fully equipped with fitted wardrobes providing ample storage, having shoe storage compartments, and clothes rail over inset drawer units. Obscure glazed window to the rear elevation, central heating radiator, and continued carpeted floor.

BEDROOM TWO

4.12 X 3.95 (13'6" X 13'0")

With uPVC windows to the front and side elevation, central heating radiator, and carpeted floor.

BEDROOM THREE

4.16 X 3.87 (13'8" X 12'8")

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

BEDROOM FOUR

4.19 X 3.50 (13'9" X 11'6")

With a uPVC window to the side elevation, built-in storage cupboard housing the Tribune Premier pressurised hot water cylinder. Access via drop down ladder to the loft space. Central heating radiator, and carpeted floor.

FAMILY BATHROOM

3.52 X 2.43 (11'7" X 8'0")

Beautifully appointed with a traditional style suite, comprising a freestanding roll top bath with claw feet and bath/shower mixer tap. Ceramic wash stand with inset basin and chrome mixer tap. Low level WC. Glazed shower cubicle with thermostatic shower and tiled splashback. Painted panelling to dado height, and oak effect tiled floor. Central heating radiator, and a uPVC obscure glazed window to the rear elevation.

OUTSIDE

The property occupies a pleasant position with gated entrance, block paved driveway providing ample parking and leading to the detached double garage. Lawned front gardens extending to the side with block paved pathways leading to secured access having combination codes into the private main garden at the rear.

A superb sized rear garden mainly laid to lawn with planted borders, and numerous patio areas including a sheltered veranda which has access into the rear lobby. Ample external lighting and power points.

GARAGES

5.9 X 5.9 (19'4" X 19'4")

Brick built detached double garage with pan-tiled roof complementing the design of the house. Framed timber double doors, and side courtesy door to the garden. Lighting and electric, and external security light and power points.

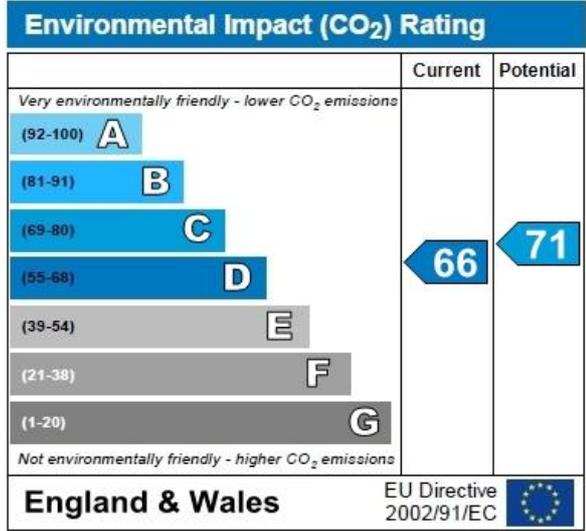
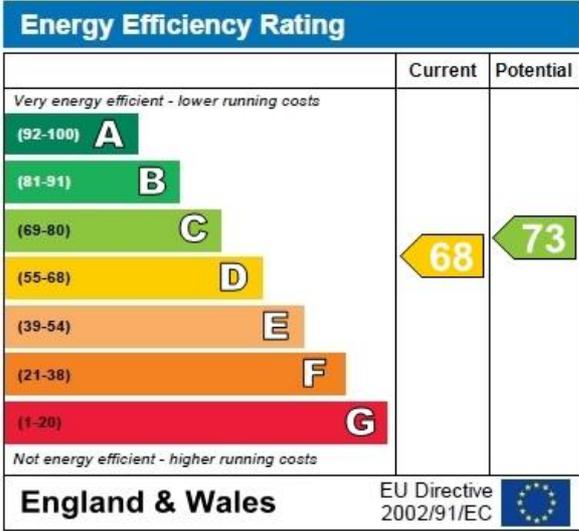
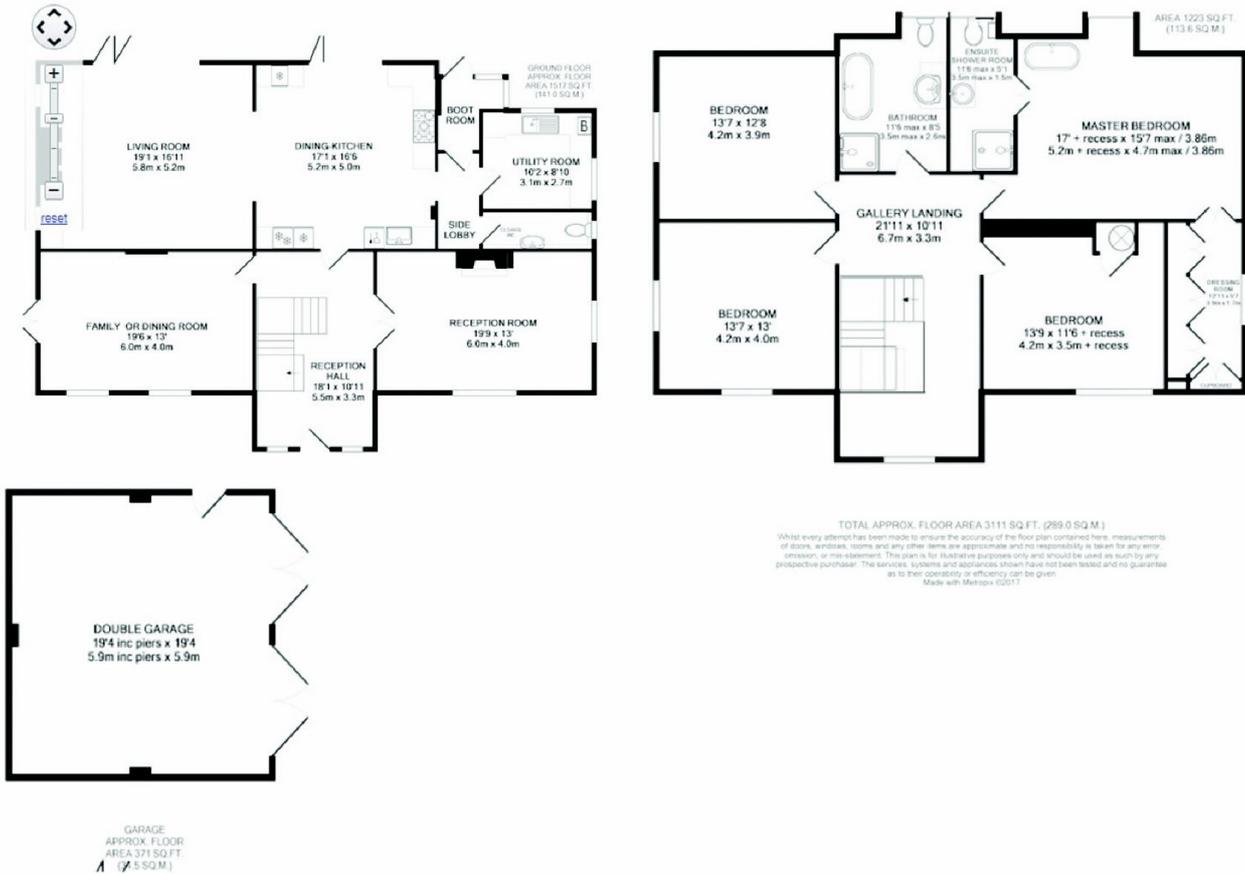
LOCATION

The Drive is a prime residential location with substantial and individual designed homes, and as the name suggests is located close to Waltham Golf Club. With village amenities close by, within the catchment area of highly regarded schools, and easy access into Grimsby and Cleethorpes.



Floorplans:

Floorplan 1



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
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