

ARGYLE

ESTATE AGENTS



59 Mill View, Waltham DN37 0HG
Chain Free £360,000

Key Features:

- Four Bedroom Detached Family Home
- Extended & Remodelled Throughout
- Three Reception Rooms
- Kitchen Diner With Integrated Appliances
- Cloakroom/WC, Utility Room
- Superb Master Suite With Walk-In Wardrobe & En-Suite Bathroom
- Three Further Double Bedrooms, Family Bathroom
- Garden Room/Bar, Integral Garage
- Gas Central Heating, uPVC DG, CCTV

Extended & Remodelled Four Bedroom Detached Property, a total transformation from the original, providing spacious and versatile family accommodation. Comprising Entrance Hallway, Cloakroom/WC, Lounge with wood burning stove, Bespoke Fitted Kitchen Diner with integrated appliances and granite work surfaces, and Inner Hallway leading to Versatile Living Space, a further Sitting Room, and a Utility Room. To the first floor is a superb Master Suite featuring a Walk-In Wardrobe and En-Suite Bathroom, plus Three Further Double Bedrooms and a Family Bathroom. Standing with Enclosed Lawned Garden to the front, Driveway, Integral Garage and a Courtyard Style Rear Garden With Garden Room/Bar. Located in this pleasant area off Cheapside, close to village amenities and within catchment of highly regarded primary and secondary schools. Viewing Highly Recommended... No Forward Chain.



ENTRANCE HALLWAY

Via porch with solid wood entrance door, internal doors, and oak flooring continuing throughout. Central heating radiator, window to front aspect, and staircase with understairs storage cupboard.

CLOAKROOM/W.C.

2.70 X 0.89 (8'10" X 2'11")

Fitted with a low level wc, and vanity unit incorporating a hand basin. Central heating radiator, continued wood floor and window to rear aspect.

LOUNGE

5.15 X 3.80 (16'11" X 12'6")

Featuring a wood burning stove to the chimney breast with electric in situ for a wall mounted tv and storage into alcoves. Skirting radiators, continued wood floor, and dual aspect windows.

KITCHEN DINER

8.69 X 3.19 (28'6" X 10'6")

Furnished with a range of bespoke fitted cream units, with contrasting granite work surfaces incorporating an inset ceramic sink. Integrated larder fridge, freezer, and dishwasher. Built-in double oven. Island providing further storage and incorporating an induction hob with extractor over. Central heating radiator. Dual aspect windows. Wood floor throughout. Dining area with electric in situ for a wall mounted tv, and bi-folding doors to the rear.

REAR ENTRANCE/FLEXIBLE ROOM

2.92 X 2.85 (9'7" X 9'4")

With bi-folding doors to the rear garden, and wood effect Karndean flooring.

UTILITY ROOM

1.81 X 1.53 (5'11" X 5'0")

Providing further storage, with sink unit and housing the gas central heating boiler.

SECOND SITTING ROOM

4.48 X 3.00 (14'8" X 9'10")

With window to front aspect, central heating radiator and carpeted floor.

FIRST FLOOR LANDING

With built-in storage cupboard, central heating radiator and window to front aspect.

MASTER BEDROOM

5.58 X 5.39 (18'4" X 17'8")

With windows to front aspect, two central heating radiators, and carpeted floor.

WALK IN WARDROBE

2.34 X 1.78 (7'8" X 5'10")

With fitted storage/clothes hanging rails.

EN SUITE BATHROOM

3.52 X 3.11 (11'7" X 10'2")

Featuring a freestanding bath, and large walk-in shower enclosure. Vanity drawer unit with inset wash basin, and wc with concealed cistern. Chrome towel radiator, tiling to splashbacks and floor, and Velux roof light.

BEDROOM TWO

4.22 X 3.06 (13'10" X 10'0")

With window to front aspect, central heating radiator and carpeted floor.

BEDROOM THREE

4.38 X 2.42 (14'4" X 7'11")

With windows to rear and side aspect, central heating radiator and carpeted floor.

BEDROOM FOUR

3.31 X 2.60 (10'10" X 8'6")

With window to rear aspect, central heating radiator and carpeted floor.

FAMILY BATHROOM

2.75 X 1.59 (9'0" X 5'3")

A fully tiled bathroom with shower over P shaped bath, vanity unit with inset wash basin, and a low level wc. Towel radiator. Window to rear aspect.

OUTSIDE

The property stands on a good sized plot with enclosed lawned garden to the front, and driveway leading to the integral garage. Gated access to the rear which is completely laid to sandstone paving.

GARDEN ROOM/OUTSIDE BAR

4.05 X 2.51 (13'3" X 8'3")

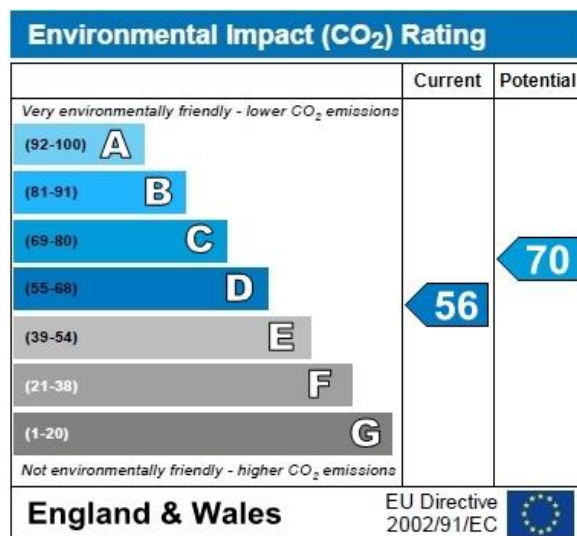
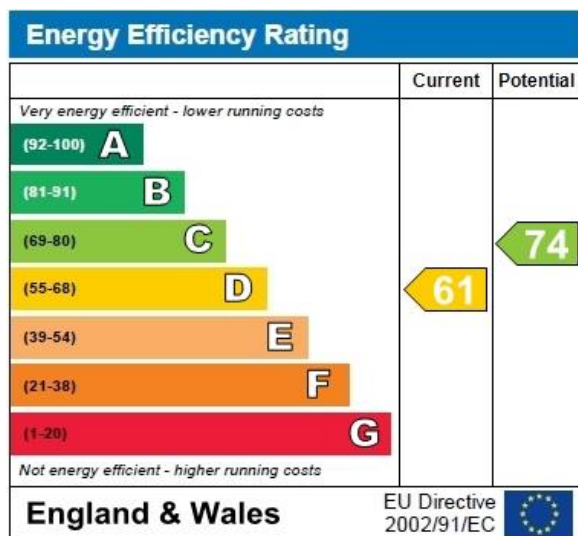
A great addition to the property, a sociable hub with bar, electric, and wood floor.

GARAGE

5.00 X 3.05 (16'5" X 10'0")

Integral garage with up and over door, power/light, and courtesy internal door.





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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