



The Green, Waltham, DN37 0FH

FOR SALE - £460,000

CanTERS

Chartered Surveyors

Early viewing is highly recommended on this superb three-bedroom chalet-style detached property, found within the now established and much sought-after Green Development, Waltham. The property offers spacious and well-appointed accommodation and has many notable features, including uPVC double-glazed windows, a security alarm, gas-fired central heating (underfloor to the ground floor), oak veneered internal doors, a stunning kitchen living space, and a southerly facing rear garden.

The accommodation briefly comprises: entrance hall, cloakroom, sitting room, living kitchen, bedroom with en-suite shower room, and a utility to the ground floor. To the first floor are two further bedrooms, a study, and a four-piece family bathroom.

The Green Development is found off Cheapside within the highly desirable village of Waltham, situated on the periphery of Grimsby, not far from the coastal resort of Cleethorpes and the Lincolnshire Wolds. The village is well serviced, benefitting from an established centre incorporating public houses, Waltham Tea Rooms, shops, takeaways, restaurants, and Waltham Windmill Golf Course.

Entrance Hall	With grey-fronted composite door with uPVC double-glazed side light. Ceiling downlights and a return staircase lead to the first floor. Wood-effect LVT flooring continues seamlessly into the cloakroom..
Cloakroom	Fitted with a low flush WC and vanity-style wash hand basin with mixer tap. Complemented by part tiled walls, ceiling downlights, and useful understairs storage.
Sitting Room	5.45m x 4.18m A well-proportioned reception room located to the rear of the property, featuring a decorative fireplace with oak lintel and tiled hearth.
Living Kitchen	8.24m x 3.62m Undoubtedly the heart of the home, this impressive open-plan space is perfectly designed for modern family living. It features a comprehensive range of shaker-style wall and base units with a breakfast bar, complemented by contrasting granite worktops, matching upstands, and an inset drainer sink with mixer tap. Integrated appliances include an oven, combination microwave oven, dishwasher, wine cooler, and a stainless steel four-ring gas hob with extractor above. The space is enhanced by dual aspect windows, ceiling downlights, and pendant lighting over the breakfast bar, with herringbone-style LVT flooring flowing through into the utility room.
Utility	3.01m x 2.25m Fitted with matching units to the kitchen and a contrasting laminate worktop with upstand, incorporating a drainer sink. Provision is made for a washing machine and tumble dryer. Internal access leads to the integral garage, while a separate uPVC double-glazed door opens onto the rear garden.
Bedroom 1	4.11m x 3.35m With front aspect window and useful built-in storage.
En-Suite	Comprising a shower with glass door, vanity-style wash hand basin with mixer tap, and low flush WC. Finished with part tiled walls, tiled flooring, and a side aspect window.
Landing	With loft access and a large built-in storage cupboard.
Bedroom 2	6.35m x 3.55m With built-in wardrobes and a window to the front elevation.
Bedroom 3	6.36m max x 4.39m max Having built-in wardrobes and a window to the front aspect.
Bedroom 4	3.06m x 2.69m Presently utilised as a study. With window to the front elevation.
Family Bathroom	2.71m x 2.52m Having four-piece suite comprising a bath with mixer tap and shower attachment, low flush WC, and a vanity-style countertop wash hand basin with illuminated mirror above. A separate walk-in shower features both rainhead and handheld fittings with a glass screen. Finished with part tiled walls, tiled flooring, and a wall-mounted towel rail, with a Velux roof light providing natural illumination.
Outside	Occupying a pleasant position at the head of a cul-de-sac, the property benefits from a block-paved frontage providing off-street parking for multiple vehicles and access to the integral garage. The remainder is laid to artificial lawn, with a paved pathway leading to the rear garden. The southerly facing rear garden is ideal for outdoor living and entertaining, featuring an extensive paved patio, lawned areas, and decorative stone pathways. Raised planters house a variety of established plants and shrubs, while a covered seating area with downlights provides additional versatility. Further features include an EV charging point, external lighting, and an outside tap.

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 06/05/2026

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Garage	5.70m x 3.08m With remote-controlled door, power, and lighting.
Tenure	We are verbally advised the property is Freehold, with formal confirmation awaited from the vendor's solicitor.
Council Tax Band:	Awaiting (Subject to confirmation by the Local Authority)
EPC Rating:	B (85)

Further Information And To View: Viewing by appointment only, contact James Chisholm james@canters.co.uk 01472 356143.

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Entrance Hall



Sitting Room



Sitting Room

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ADDITIONAL PHOTOS & PLANS



Living Kitchen



Living Kitchen



Living Kitchen



Living Kitchen



Utility



Cloakroom

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ADDITIONAL PHOTOS & PLANS



Bedroom 1



Bedroom 1 En-Suite



Bedroom 2



Bedroom 3



Study



Bathroom

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ADDITIONAL PHOTOS & PLANS



Rear Garden



Rear Garden



Rear Garden



Driveway

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ADDITIONAL PHOTOS & PLANS

Ground Floor

Approx. 100.9 sq. metres (1085.7 sq. feet)



First Floor

Approx. 87.0 sq. metres (936.6 sq. feet)



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