



# Modern detached house with south facing garden

**121 Barnoldby Road, Waltham, Grimsby, DN37 0DR**

Freehold

savills



Entrance hall • Study • Sitting room • Kitchen living room  
Five bedrooms (four en suite) • Bathroom • Balcony  
Gated driveway • Integral garage • Garden

### Description

121 Barnoldby Road is a modern architects designed five bedroom detached house laid out over two floors in this popular village. This contemporary property enjoys lots of natural light with floor to ceiling windows, ceramic tiled floors with under floor heating on the ground floor and oak floors upstairs. The property also benefits from views across its own garden and to the fishing pond beyond.

In more detail the accommodation comprises; grand entrance hall with a tiled floor, an impressive glass and stainless steel staircase, access to the study and WC. The inner hall has floor to ceiling windows overlooking garden, a double aspect sitting room with a bay window, sliding doors opening on to the garden and a fireplace with inset log stores. The superb double aspect 31' kitchen/living room has minimalist designed wall and base units with integrated appliances, an island, sliding doors opening on to garden and a door to utility room which also opens into the integral garage. The first floor has a principal bedroom with dressing room and en suite shower room and guest bedroom with en suite.

There are two further bedrooms which share an en suite shower room, one of which has a balcony with views across the garden. There is also fifth bedroom and a luxuriously appointed family bathroom. Outside the property is approached via an electric gated shared gravel driveway with parking for several vehicles and access to the double garage. The south facing landscaped rear garden is mostly laid to lawn with gravel pathways, established hedges and trees and a decked barbeque area.

### Photography

July 2020

### Services

Mains water, gas, electricity and drainage. Mains gas central heating.

### Local Authority

North East Lincolnshire

### Tax Band F

### Viewing

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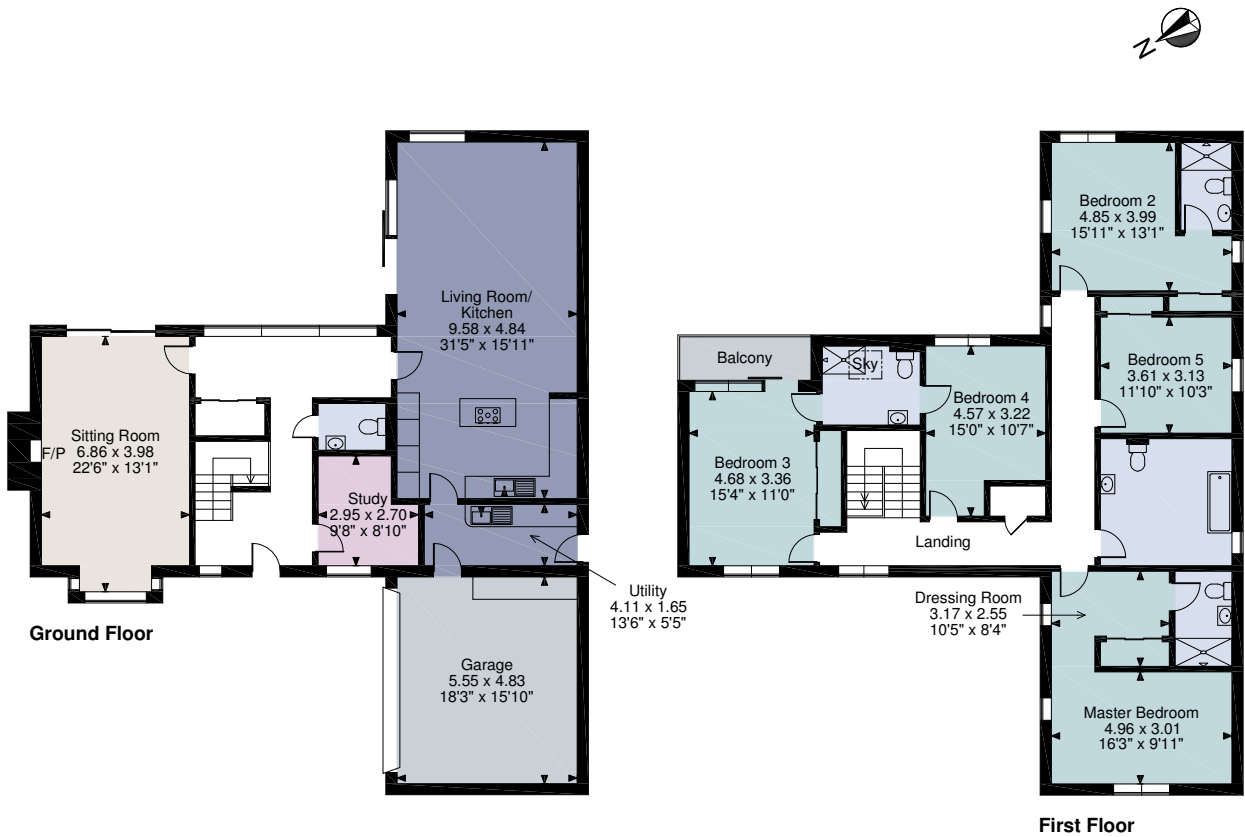






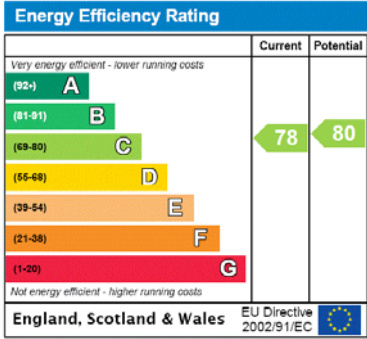
Barnoldby Road, Grimsby  
Main House gross internal area = 2,677 sq ft / 249 sq m  
Garage gross internal area = 289 sq ft / 27 sq m  
Total gross internal area = 2,966 sq ft / 276 sq m

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