

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

Registered Office: 15 SEAVIEW STREET, CLEETHORPES, NORTH EAST LINCOLNSHIRE, DN35 8EU

Telephone: (01472) 691455 / 698698

Email: info@bmhestateagents.co.uk

To view our Properties on the Internet:

www.bmhestateagents.com

www.rightmove.co.uk

www.onthemarket.com

www.zoopla.co.uk

PROPERTY FOR SALE

20 AMETHYST COURT, NEW WALTHAM GRIMSBY

PURCHASE PRICE £229,950 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

C

PURCHASE PRICE

£229,950

TENURE

We understand the property to be Freehold, and this is to be confirmed by the solicitors



Find us on Facebook
BMH Estate Agents & Property Management Limited
Registered in England No. 4782567



20 AMETHYST COURT, NEW WALTHAM GRIMSBY

Nestled in the desirable Amethyst Court of New Waltham, Grimsby, this charming detached house presents an excellent opportunity for those seeking a family home in a prime location. Offered for sale with no chain, this property is conveniently situated near local amenities and schools, making it an ideal choice for families. Additionally, it is just a short drive from both Grimsby town centre and the picturesque Cleethorpes seafront, providing easy access to a variety of leisure activities.

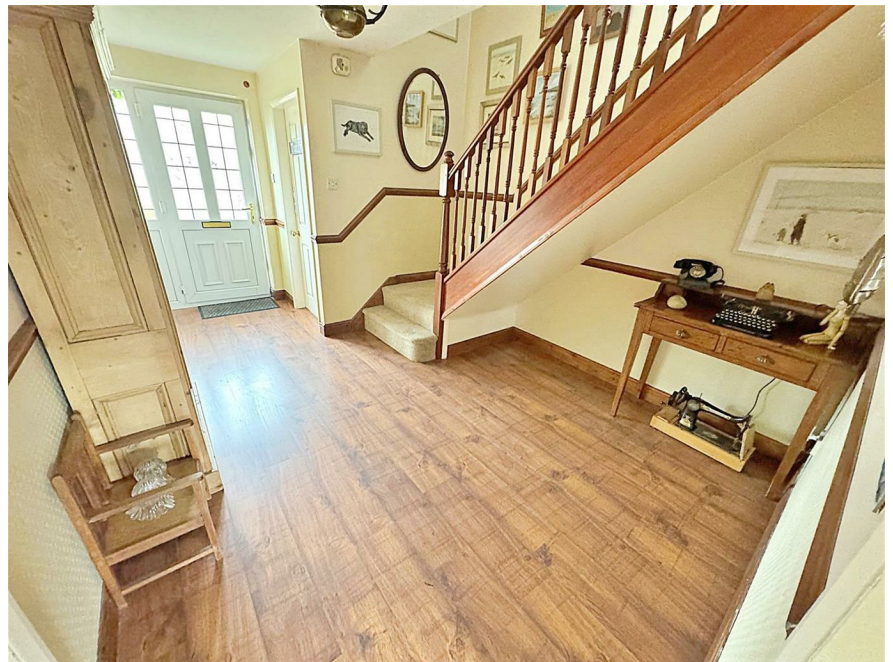
Upon entering, you are welcomed by a spacious entrance hall that leads to a comfortable lounge, perfect for relaxation and entertaining. The kitchen/diner offers a practical space for family meals and gatherings, while a convenient WC completes the ground floor layout. Ascending to the first floor, you will find three well-proportioned bedrooms, ideal for accommodating family members or guests, alongside a family bathroom.

The property benefits from double glazing and gas central heating, ensuring warmth and comfort throughout the year. Externally, there are front and rear gardens, providing outdoor space for children to play or for gardening enthusiasts to cultivate their green fingers. The property also includes a garage and off-road parking, adding to the convenience of this lovely home.

While the house is in need of some updating, it offers a fantastic canvas for potential buyers to personalise and enhance to their taste. This property is a rare find in a sought-after area, making it a must-see for anyone looking to settle in New Waltham.

ENTRANCE HALL

Through a u.PVC double glazed door with side panel into the hall with stairs to the first floor accommodation, a central heating radiator, laminate to the floor and a light to the ceiling.



20 AMETHYST COURT, NEW WALTHAM GRIMSBY

LOUNGE

14'6 x 13'6 (4.42m x 4.11m)

The lounge is to the front of the property with a u.PVC double glazed bow window, two u.PVC double glazed windows to the side, a log burner sat on a tiled hearth with a wooden mantle. A central heating radiator, wall lights and coving to the ceiling.



KITCHEN

10'3 x 12'6 (3.12m x 3.81m)

With a range of pine wall and base units, contrasting work surfaces incorporating a white sink with a chrome mixer tap. A range cooker with a housed extractor fan above and space for an under counter fridge. A u.PVC double glazed window and door, tiled splash backs, a central heating radiator, a tiled floor and a light to the ceiling.



KITCHEN/DINER



DINER

10'3 x 10'8 (3.12m x 3.25m)

With a u.PVC double glazed window, u.PVC double glazed French doors, a central heating radiator, laminate to the floor and a light to the ceiling.



20 AMETHYST COURT, NEW WALTHAM GRIMSBY

WC

3'6 x 4'4 (1.07m x 1.32m)

With a toilet, a vanity sink unit and a chrome mixer tap. A u.PVC double glazed window, a central heating radiator, laminate to the floor and a light to the ceiling.



LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off. A u.PVC double glazed window, an airing cupboard, a light and loft access to the ceiling.



20 AMETHYST COURT, NEW WALTHAM GRIMSBY

BEDROOM 1

9'11 x 11'8 (3.02m x 3.56m)

This double bedroom to the front of the property with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



BEDROOM 1



20 AMETHYST COURT, NEW WALTHAM GRIMSBY

BEDROOM 2

10'2 x 10'4 (3.10m x 3.15m)

Another double bedroom with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



BEDROOM 2



BEDROOM 3

10'0 x 7'8 (3.05m x 2.34m)

With a u.PVC double glazed window, a central heating radiator and a light to the ceiling.

20 AMETHYST COURT, NEW WALTHAM GRIMSBY

BATHROOM

6'9 x 8'11 (2.06m x 2.72m)

Comprising of a panelled bath, a pedestal wash hand, a toilet all with chrome fittings, and a shower enclosure with a Mira plumbed shower. A u.PVC double glazed window, part tiled walls, a central heating radiator, laminate to the floor and a light to the ceiling.



GARAGE

17'8 x 9'5 (5.38m x 2.87m)

The brick garage with an up and over door, a u.PVC double glazed window and wooden and glazed door. A wall mounted central heating boiler and plumbing for a washing machine.

OUTSIDE

The front garden is open plan and predominantly laid to lawn, complemented by a selection of mature trees, shrubs and established planting. A concrete and block-paved driveway provides ample off-road parking and leads directly to the garage.

The enclosed rear and side gardens benefit from both fenced and walled boundaries, creating a private outdoor space. The gardens are thoughtfully landscaped with lawned areas, decorative chippings, established borders and raised planting beds. A pathway extends around the property, while a patio seating area and timber garden shed complete the attractive outdoor offering.



20 AMETHYST COURT, NEW WALTHAM GRIMSBY

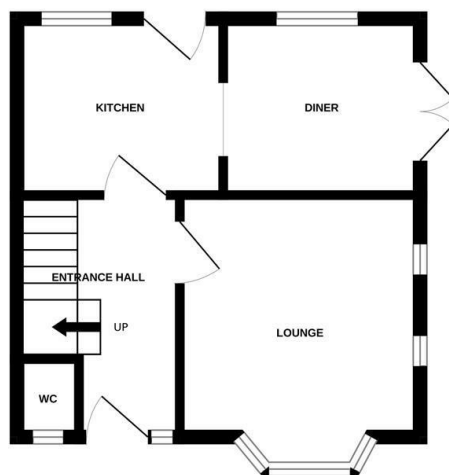
OUTSIDE



OUTSIDE



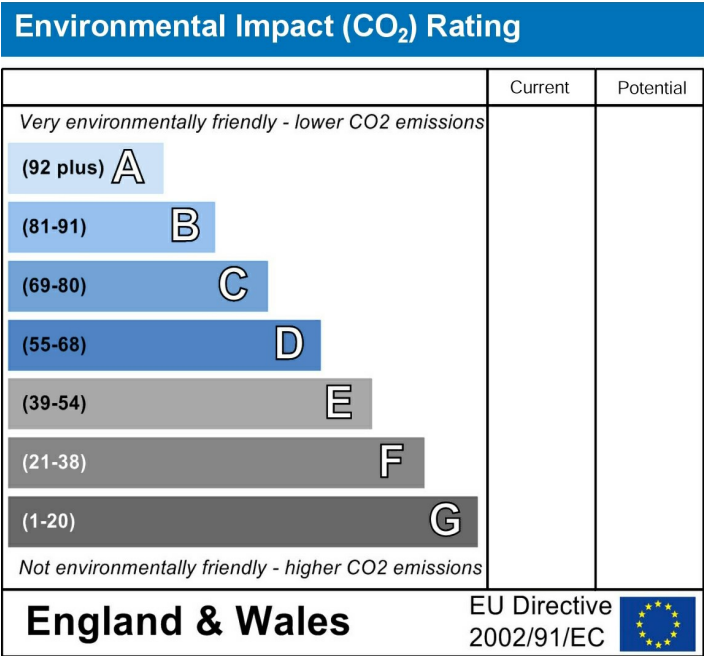
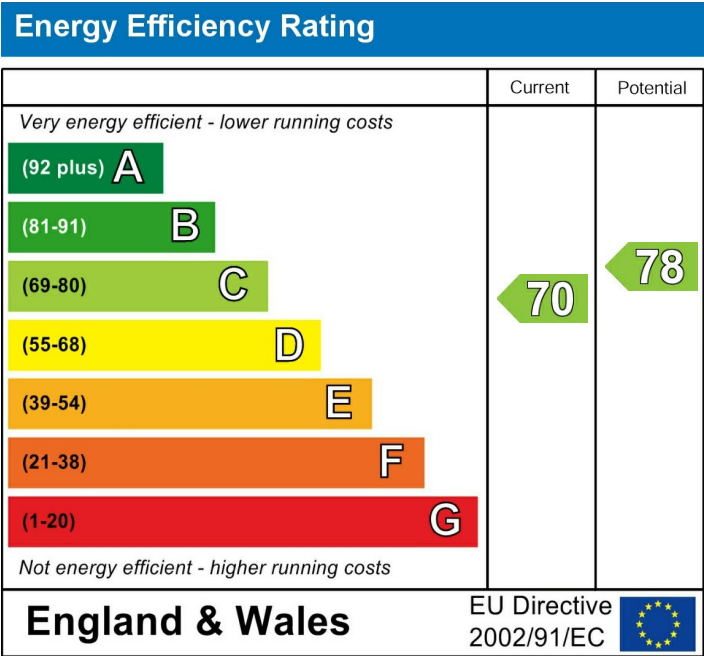
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2026



ADDITIONAL NOTES

FREE VALUATIONS:

We offer a free valuation with no obligation, just call the office on 01472 698698 and ask for your free valuation, we are flexible with our times.

B.M.H. PROPERTY MANAGEMENT.

We offer a letting/management service:-

Four weekly payments / Regular inspections / credit checks / Our monthly fee is 12% **Inclusive of VAT** (i.e. 10% + V.A.T.) Call us if you are interested.

MORTGAGE ADVICE

WE CAN OFFER INDEPENDENT MORTGAGE ADVICE

Our local broker James Welham can help you find the best mortgage to suit you providing personal face to face expert advice either at our office or in the comfort of your own home.

Contact our office for further details on 01472 698698 or speak to James Welham directly on 07710 548 379 or james@jdwassociates.co.uk.

Bettles, Miles and Holland Estate Agents is an introducer to JDW Associates, which is an appointed representative of Lakeside Wealth Management Limited, which is authorised and regulated by the Financial Conduct Authority 458204.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

They normally charge a fee of £495 payable on production of offer.

(BMH may recommend the services of James Welham JDW Associates but it is entirely sellers/potential buyers own decision to use the services and they are under no obligation to do so. BMH receive a referral fee/benefits worth £75 per mortgage completion. This has NO effect on the price sellers/potential buyers pay for the Mortgage Advice. It is purely an agreement between BMH and James Welham.)

STATUTORY NOTICE: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

Please note that none of the apparatus, equipment, whether gas or electrical have been tested and that we cannot verify that they are in full working order. We have done our utmost to provide fair, decent and honest information, we will not accept liability for any errors regarding measurements, council tax band, tenure etc, as they are for your general use only and not to be relied upon. We advise that you make your own enquiries. Should a purchaser require inspections or quotes for works on a property due to survey results, although we are only too pleased to recommend firms, we will not be held responsible for any works carried out before or after completion, or works not detected by the firms in question, they are only recommendations and have no connection with Bettles, Miles & Holland