

15 Vickers Road, New Waltham, North East Lincolnshire, DN36 4UT
£205,000

Key Features:

- Modern Semi Detached Home
- Built In 2022
- Popular Village Location
- Three Bedrooms
- Master Bedroom With En-Suite
- Open Plan Dining Kitchen
- Off Road Parking
- NHBC Warranty Remaining

Built in 2022, a three bedroom semi detached home located at 'Wigmore Park' in the popular village of New Waltham.

Built by Barrett Homes to their 'Ellerton' design, the property is perfectly suited for first time buyers and young families, ideally situated close to excellent schools and amenities.

The accommodation offers; entrance hall, a front aspect lounge, open plan kitchen diner featuring a full range of integrated appliances, and a downstairs cloak/WC. The first floor landing leads to three bedrooms and a family bathroom.

Outside, to the front of the property there is off road parking for two vehicles, and an enclosed garden at the rear.



ENTRANCE HALL

Accessed via a modern composite door. With staircase to the first floor.

LOUNGE

12'9" x 11'10" (3.91 x 3.62)

To front aspect.

INNER LOBBY

With a useful understairs storage cupboard, and access to:-

CLOAKROOM

5'5" x 3'5" (1.67 x 1.06)

Fitted with a pedestal hand basin and wc.

KITCHEN DINER

14'11" x 9'11" (4.56 x 3.04)

Fitted with a range of modern grey gloss units and contrasting worktops incorporating a stainless steel sink. Integrated 'Zanussi' appliances comprising an electric oven, ceramic hob with extractor over, washing machine, fridge/freezer and a slim-line dishwasher. Unit housing the gas central heating boiler. Rear aspect window and French doors opening onto the garden patio.

FIRST FLOOR LANDING

With access to the loft.

BEDROOM 1

11'10" x 9'5" (3.62 x 2.89)

Measured at max width.

Master bedroom to front aspect.

EN-SUITE SHOWER ROOM

6'3" x 5'7" (1.92 x 1.71)

Measured into shower enclosure.

Fitted with a pedestal basin, wc and large shower enclosure.

BEDROOM 2

9'7" x 7'10" (2.93 x 2.40)

To rear aspect, with feature panelled wall and wood effect laminate flooring.

BEDROOM 3

9'7" x 6'11" (2.93 x 2.12)

To rear aspect.

BATHROOM

6'3" x 4'9" (1.92 x 1.45)

Fitted with a panelled bath, pedestal basin and wc.

OUTSIDE

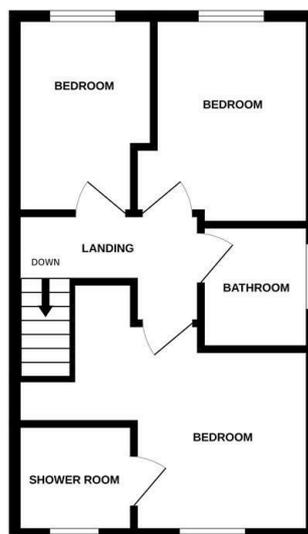
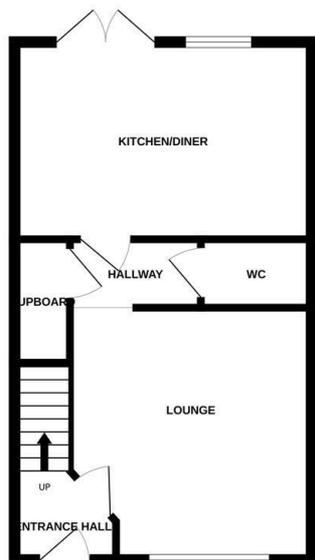
The property is set open plan to the front providing two parking spaces. Gated side access leads to the rear garden which is laid to lawn, with a paved patio area, and shed.

TENURE

FREEHOLD

COUNCIL TAX





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 Metropac 03/03/05

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above 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

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore