



10 Binbrook Drive, New Waltham, North East Lincolnshire, DN36 4UU
£255,000

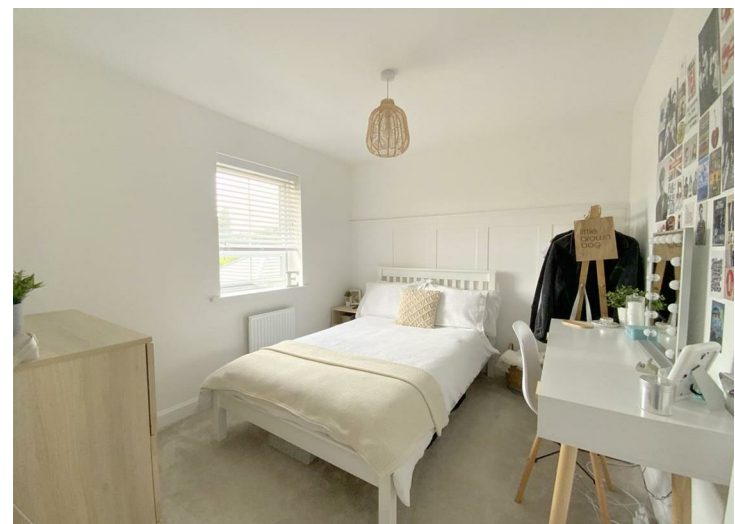
Key Features:

- Four Bedroom Detached Home, Built in 2023
- Wigmore Park, New Waltham
- Open Plan Kitchen Diner
- Spacious Lounge
- Main Bedroom with En Suite
- Fourth Bedroom/Home Study
- Ample Driveway Parking & Detached Garage
- Highly Popular School Catchment

Presented in immaculate show home condition, a four bedroom detached home built in 2023 by Barrett Homes, to their 'Kingsley' design. Located at Wigmore Park in New Waltham, the property occupies a quiet cul de sac position situated within close proximity to highly popular schools, making this an ideal choice for families.

The accommodation includes a spacious front aspect lounge, an open plan kitchen diner opening onto the rear garden, a separate utility room, and a convenient downstairs cloakroom/WC.

Upstairs, there are four good sized bedrooms and a family bathroom, the main bedroom features its own en-suite shower room. Outside, the property offers ample driveway parking, a detached garage and lawned gardens.



LOUNGE
15'4" x 11'1" (4.69 x 3.38)

KITCHEN DINER
19'1" x 9'8" (5.84 x 2.96)

UTILITY
6'3" x 4'1" (1.92 x 1.27)

CLOAKROOM/WC
5'3" x 2'11" (1.62 x 0.90)

FIRST FLOOR

BEDROOM 1
12'3" x 11'4" (3.75 x 3.47)

EN-SUITE
7'8" x 3'10" (2.34 x 1.18)

BEDROOM 2
9'11" x 8'9" (3.04 x 2.69)

BEDROOM 3
8'11" x 8'5" (2.74 x 2.58)

BEDROOM 4
9'0" x 6'9" (2.75 x 2.07)

FAMILY BATHROOM
6'4" x 5'9" (1.94 x 1.77)

TENURE
Freehold

COUNCIL TAX BAND
D





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(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