



**431 Louth Road, New Waltham, North East Lincolnshire, DN36 4PP**  
**£350,000**

## Key Features:

- Four Bedroom Detached Home
- Recently Refurbished
- Three Reception Rooms
- Three Bath/Shower Rooms
- Dining Kitchen
- Private Rear Garden
- Detached Double Garage
- Ample Driveway Parking

Set on an excellent sized plot, this recently renovated four bedroom detached home offers spacious and versatile family accommodation, featuring a generously sized private garden, ample driveway parking and a detached double garage, Located to the edge of New Waltham, the property is conveniently positioned for Tollbar Academy, local amenities, and transport links. The ground floor features three receptions rooms, providing flexible living options for living, dining, or home working, along with a dining kitchen, utility room, and a practical downstairs wet room. Upstairs, the main bedroom benefits from an en-suite bathroom, with the remaining bedrooms served by a well-appointed family bathroom.



### ENTRANCE HALL

A welcoming entrance to the property, with marble effect floor tiles, and staircase leading to the first floor.

### LIVING ROOM

18'9" x 17'10" (5.72 x 5.45)

Enjoying a rear aspect, the living room features a granite fireplace with a modern inset electric fire, and wood effect laminate flooring. Bi-fold doors open onto the garden, while double doors connect through to the front sitting room, offering flexibility for open plan living when required.

### SITTING ROOM

15'3" x 10'11" (4.66 x 3.33)

With a front aspect bow window, and continued laminate flooring.

### DINING ROOM/SNUG

11'3" x 10'6" (3.44 x 3.21)

A versatile room to front aspect.

### KITCHEN

16'4" x 11'5" (5.00 x 3.48)

Fitted with a range of cream shaker style units, and contrasting worktops incorporating a ceramic sink. Built-in double oven, and ceramic hob with extractor over.

### UTILITY ROOM

9'5" x 6'4" (2.89 x 1.94)

Providing further storage, space for laundry appliances, and wall mounted gas central heating boiler. Side entrance door.

### WET ROOM

6'10" x 6'4" (2.09 x 1.94)

A fully tiled wet room, with shower, wash basin, WC, and heated towel rail.

### FIRST FLOOR

#### BEDROOM 1

14'7" x 11'6" (4.45 x 3.53)

To rear aspect, with a range of fitted wardrobes, and laminate flooring.

#### EN - SUITE BATHROOM

8'5" x 8'2" (2.58 x 2.50)

Fitted with a pedestal basin, WC, and panelled with shower attachment.

#### BEDROOM 2

11'0" x 9'0" (3.36 x 2.75)

To front aspect, with laminate flooring.

#### BEDROOM 3

9'4" x 9'3" (2.85 x 2.82)

To rear aspect, with laminate flooring.

#### BEDROOM 4

9'4" x 8'2" (2.85 x 2.49)

To rear aspect, with laminate flooring and built-in wardrobe.

#### FAMILY BATHROOM

8'2" x 6'5" (2.51 x 1.96)

Featuring a freestanding oval bath, wash stand, and WC.

#### DETACHED GARAGE

20'9" x 19'3" (6.34 x 5.89)

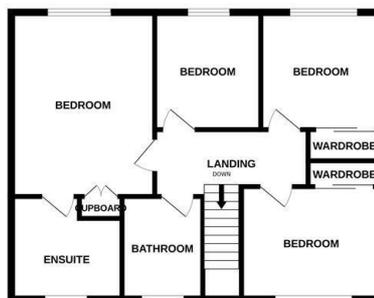
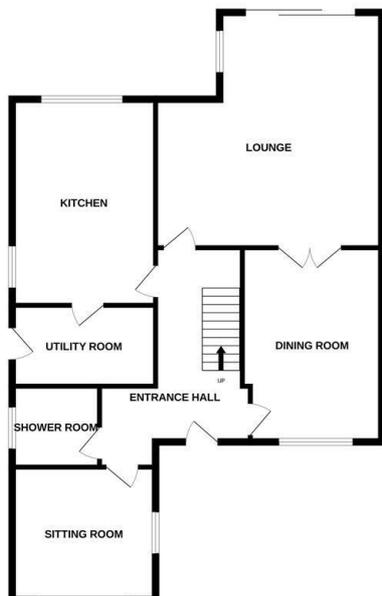
#### TENURE

FREEHOLD

#### COUNCIL TAX BAND

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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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

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