



8 Peterson Drive, New Waltham, North East Lincolnshire, DN36 4LF
£200,000

Key Features:

- Attractive Three Bedroom End Link Property
- Highly Regarded Village Location
- Spacious Rear Aspect Lounge
- Modern Dining Kitchen
- Ground Floor Cloak/WC
- En Suite Shower Room & Family Bathroom
- Charming Cottage Style Garden
- Car Port to the Rear

Situated within the highly regarded Renaissance development, off Humberston Avenue, this attractive gable fronted end link home offers stylish and well-planned accommodation, complemented by a beautifully maintained rear garden.

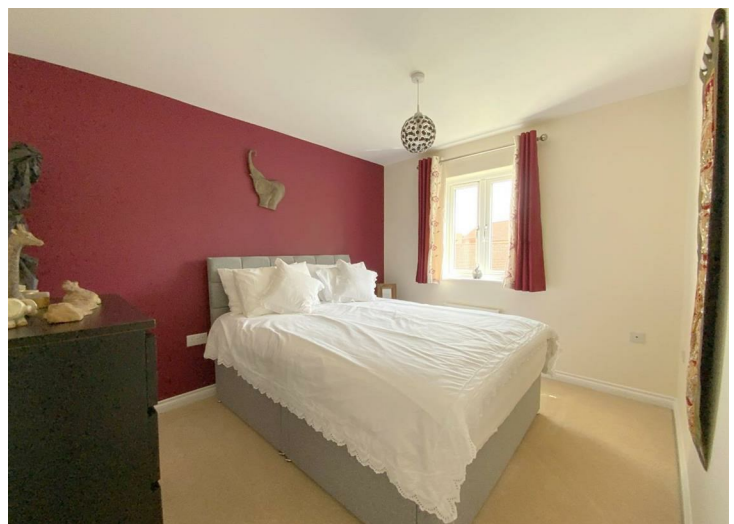
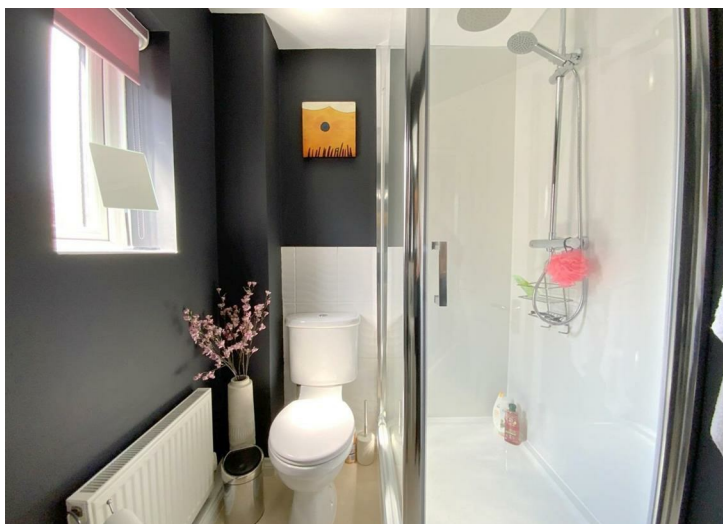
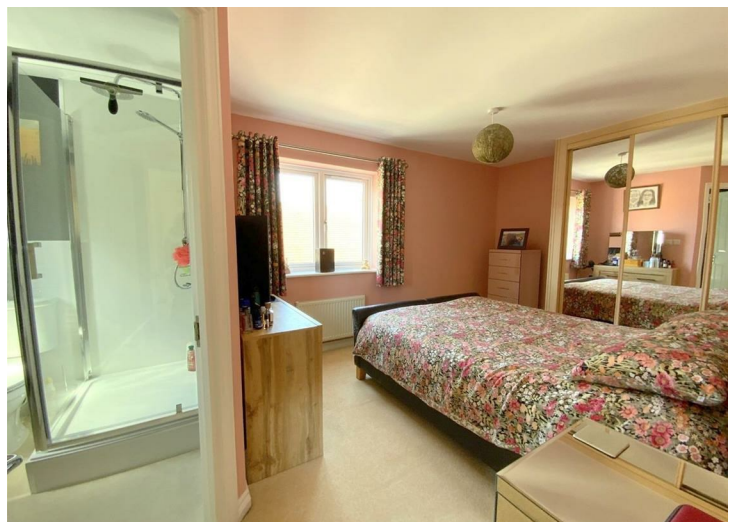
The property features a spacious rear aspect lounge with French doors opening onto the garden, creating a bright and welcoming living space. The modern dining kitchen is well appointed with a range of shaker style units and integrated appliances including an oven/microwave, induction hob and dishwasher, while a useful ground floor cloak/WC adds further practicality.

To the first floor are three bedrooms, with the main bedroom benefiting from an en-suite shower room. A second double bedroom and a versatile third bedroom are served by a family bathroom, complete with both a bath and separate shower enclosure.

Recent improvements include a newly fitted kitchen, an updated en-suite shower room, replacement windows and doors installed in 2025, together with refreshed interior decoration, ensuring the property is presented in excellent condition throughout.

The rear garden is a particular feature of the property, thoughtfully designed in a cottage style with a shaped lawn, well stocked beds and borders, and a patio seating area. A door from the garden gives access to the rear carport, providing sheltered off-road parking.

The property is ideally positioned for access to a range of local amenities, including convenience shops, takeaways and everyday facilities, while countryside walks are on the doorstep, providing an excellent setting for those who enjoy outdoor pursuits and dog walking. The seafront and shopping facilities of Cleethorpes, together with Grimsby town centre, are within easy reach, with regular rail links providing further convenience. The Lincolnshire Wolds are also accessible by car, approximately 30 minutes away. The property is within walking distance of highly regarded schools, including Tollbar Academy and Humberston Academy



LOUNGE
18'6" x 11'9" (5.64 x 3.60)

DINING KITCHEN
15'8" x 10'10" (4.79 x 3.32)

CLOAKROOM/WC
7'0" x 3'2" (2.14 x 0.98)

FIRST FLOOR

BEDROOM 1
12'10" x 9'10" (3.92 x 3.02)

EN-SUITE
7'2" x 5'4" (2.19 x 1.63)

BEDROOM 2
11'1" x 9'1" (3.38 x 2.78)

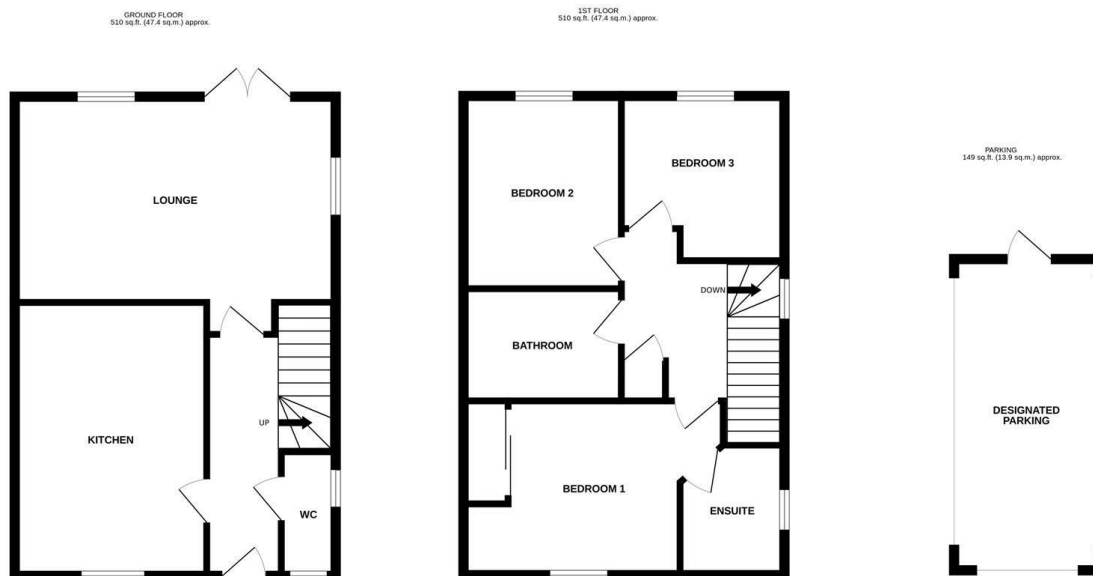
BEDROOM 3
9'5" x 9'1" (2.88 x 2.78)

BATHROOM
8'9" x 6'6" (2.67 x 2.00)

TENURE
Freehold

COUNCIL TAX BAND
C

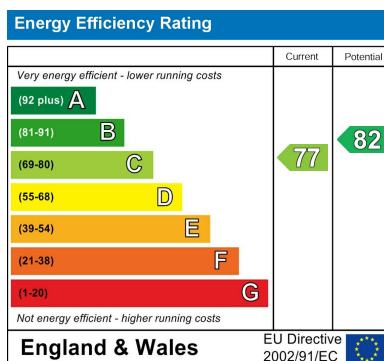




TOTAL FLOOR AREA : 1170 sq.ft. (108.7 sq.m.) approx.

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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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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