



113 Peaks Lane, New Waltham, DN36 4LU
£280,000

Key Features:

- Superb Plot of Approximately 1/3 of an Acre
- Charming Semi Detached Home
- Popular Village Location
- Two Double Bedrooms
- Ground Floor Shower Room
- First Floor Bathroom
- Two Reception Rooms
- Spacious Kitchen
- Ample Driveway Parking & Detached Garage
- Rear Garden Extending to Approx. 370 Feet

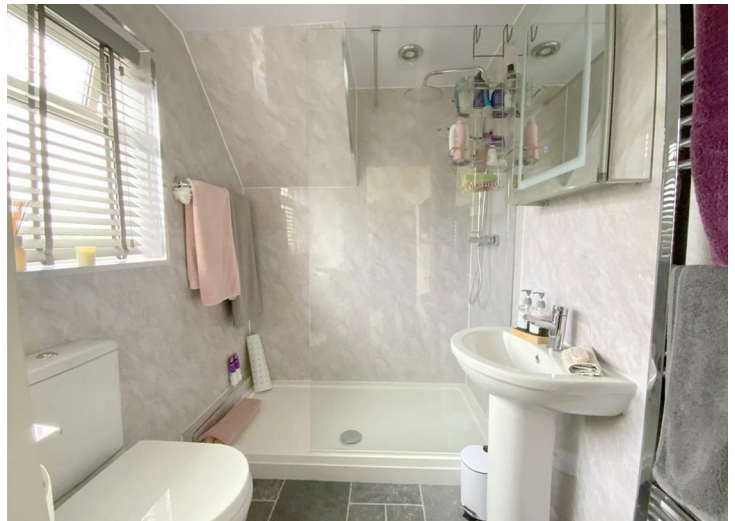
With a rear garden extending to approximately 370 feet in length, this charming semi-detached home occupies one of the largest plots of its type in New Waltham. Offering over one third of an acre overall, it presents an exceptional opportunity for buyers seeking a home with space, character and future potential. The accommodation is both spacious and versatile. A welcoming front lounge centres around a feature fireplace incorporating a log burner, creating a warm and inviting living space. To the rear, the property has been extended to provide a generous kitchen, fitted with an extensive range of traditional-style units, complemented by a central island, integrated appliances and a range cooker. An archway leads through to a bright sun room, offering space for both dining and relaxed seating, with double doors opening onto the garden. The ground floor is further enhanced by a contemporary bathroom, beautifully appointed with a large walk-in shower.

To the first floor are two double bedrooms, along with a family bathroom.

The exceptional rear garden is undoubtedly the defining feature of the property. Predominantly laid to lawn, it incorporates raised vegetable beds, established fruit trees and a summer house, while the sheer scale of the plot presents exciting potential for further landscaping, extension or future development, subject to the necessary planning consents.

To the front, a generous driveway provides ample off-road parking and leads to a detached garage.

Situated on the ever-popular Peaks Lane in New Waltham, the property is conveniently positioned for the village's excellent range of local amenities, well-regarded schools and transport links, while remaining within easy reach of both Grimsby and Cleethorpes. Offering a rare combination of character, outstanding grounds and exciting potential, this is a home that must be viewed to be fully appreciated.



KITCHEN
15'2" x 11'11" (4.63 x 3.64)

LOUNGE
21'9" x 9'11" (6.63 x 3.04)

SUN ROOM/DINING ROOM
13'8" x 7'11" (4.18 x 2.43)

SHOWER ROOM
8'8" x 5'5" (2.65 x 1.66)

FIRST FLOOR

BEDROOM 1
11'0" x 10'7" (3.37 x 3.25)

BEDROOM 2
10'4" x 7'10" (3.17 x 2.39)

BATHROOM
7'8" x 7'4" (2.35 x 2.24)

TENURE
FREEHOLD

COUNCIL TAX BAND
C

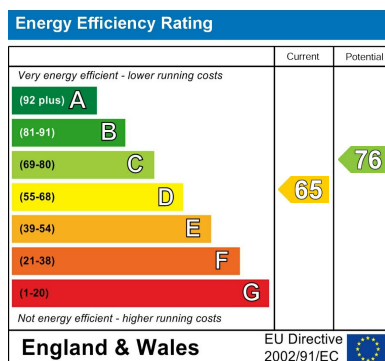




TOTAL FLOOR AREA - 1321 sq.ft. (122.7 sq.m.) approx.

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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