ARGYLE
ESTATE AGENTS







12 Crew Gardens, New Waltham, North East Lincolnshire, DN36 4AT
£275,000

31 Sea View Street, Cleethorpes, North East Lincolnshire, DN35 8EU Tel: 01472 603929

Key Features:

- Four Bedroom Detached Home, Built in 2026
- Popular Wigmore Park Development, New Waltham
- Beautifully Presented Family Accommodation
- Dining Kitchen with Integrated Appliances
- Generous Lounge
- Utility Room & Ground Floor Cloak/WC
- En Suite Shower Room & Family Bathroom
- Ample Driveway Parking & Integral Garage
- Remainder of 10 Year Building Warranty



Occupying an excellent position on the popular Wigmore Park development in New Waltham, this beautifully presented four-bedroom detached home offers spacious, well-appointed accommodation, with an impressive finish throughout.
Built in 2026 by Barratt Homes to their Ripon design, the property combines generous proportions with a well-considered layout, ideally suited to modern family living. It also benefits from the remainder of its 10-year building warranty. Conveniently located for a range of local amenities, regular transport links and highly regarded local schools, the property is certain to appeal to a wide range of purchasers.
The accommodation opens into a bright entrance hall, with stairs leading to the first floor and useful storage beneath. The front-aspect lounge offers an excellent space for family relaxation.
The impressive 17ft dining kitchen is undoubtedly a particular feature of the home, fitted with an attractive range of units, integrated appliances and ample space for a dining table. Double doors open directly onto the rear garden, creating an excellent setting for both everyday family life and socialising. A separate utility room and ground floor WC are conveniently positioned just off the kitchen.
To the first floor are four well-proportioned bedrooms, with the main bedroom enjoying the additional benefit of an en-suite shower room. The remaining bedrooms are served by a stylish three-piece family bathroom.
Outside, the property has an attractive frontage, with a double-width driveway providing off-road parking and access to the integral garage. The enclosed rear garden offers a pleasant outdoor setting, with space for relaxing, entertaining and family enjoyment.











LOUNGE
15'9" x 10'6" (4.82 x 3.22)

KITCHEN DINER
17'1" x 8'8" (5.22 x 2.66)

UTILITY
5'6" x 5'2" (1.70 x 1.60)

CLOAKROOM
5'2" x 3'1" (1.60 x 0.96)

FIRST FLOOR

BEDROOM 1
13'4" x 10'4" (4.08 x 3.15)

EN-SUITE
6'7" x 5'10" (2.02 x 1.79)

BEDROOM 2
12'4" x 9'0" (3.76 x 2.76)

BEDROOM 3
11'4" x 9'10" (3.46 x 3.00)

BEDROOM 4
10'2" x 9'4" (3.11 x 2.87)

BATHROOM
6'8" x 6'2" (2.05 x 1.89)

TENURE
Freehold

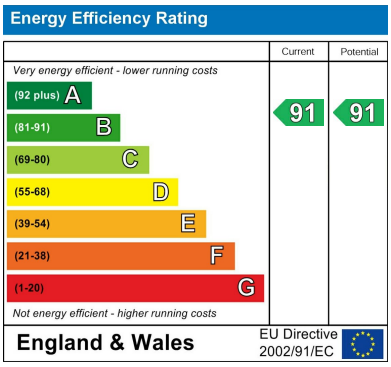
COUNCIL TAX BAND
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Viewing

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 confirrmed 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

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