



22 Hadfield Place, New Waltham, DN36 4BF
£240,000

Key Features:

- Three Bedroom Detached Home
- Built in 2025 by Barratt Homes
- Popular Wigmore Park Development
- Kitchen Diner
- Spacious Lounge
- Main Bedroom with En Suite
- South West Facing Garden
- Driveway Parking

Built in 2025 by Barratt Homes to their popular Moresby design, this attractive three bedroom detached home offers stylish, modern accommodation on the Wigmore Park development in New Waltham.

The ground floor features a welcoming entrance hall with a useful coat storage cupboard and cloakroom/WC, leading through to a comfortable front aspect lounge. The contemporary kitchen diner is fitted with white gloss units and integrated appliances including an oven, gas hob, fridge/freezer and dishwasher. There is plenty of space for dining, with French doors opening directly onto the garden.

Upstairs are three well proportioned bedrooms, including the main bedroom with its own en suite shower room. The third bedroom offers versatility as a dressing room, nursery or home office, while a modern family bathroom serves the remaining bedrooms.

Outside, the south west facing garden is positioned to the side of the property, providing a pleasant space for outdoor dining and relaxation. There is driveway parking, together with an EV charging point, while solar panels provide an additional energy-efficient feature.

Wigmore Park is a popular modern development within New Waltham, conveniently situated for local amenities, schools and the nearby resort of Cleethorpes.



CLOAKROOM/WC
6'2" x 3'4" (1.90 x 1.02)

KITCHEN/DINER
15'5" x 8'8" (4.70 x 2.66)

LOUNGE
15'5" x 10'6" (4.71 x 3.22)

FIRST FLOOR

BEDROOM 1
10'8" x 10'6" (3.27 x 3.22)

EN-SUITE
7'6" x 4'7" (2.30 x 1.41)

BEDROOM 2
11'9" x 8'9" (3.60 x 2.67)

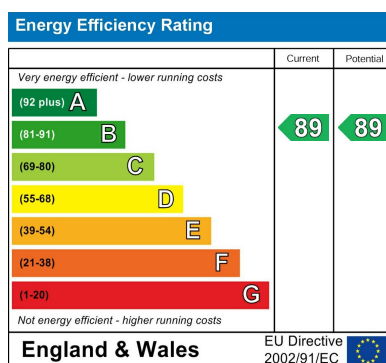
BEDROOM 3
8'10" x 6'4" (2.70 x 1.95)

BATHROOM
6'11" x 5'6" (2.12 x 1.70)

COUNCIL TAX BAND
C

TENURE
FREEHOLD





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