



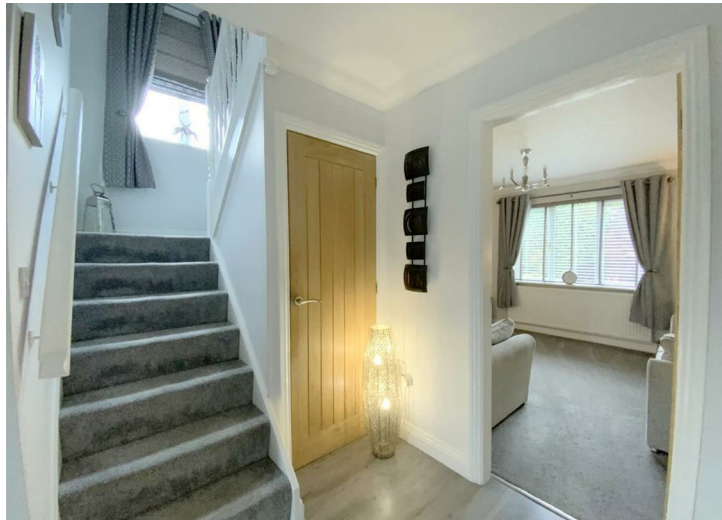
15 Garrick Lane, New Waltham, North East Lincolnshire, DN36 4WD
£260,000

Key Features:

- Detached Three Bedroom Family Home
- Popular Residential Area of New Waltham
- Two Reception Rooms and Conservatory
- Modern Fitted Kitchen
- Downstairs Cloak/WC
- En Suite Shower Room and Family Bathroom
- South West Facing Rear Aspect
- Driveway Parking and Garage

Located in this ever popular area of New Waltham, a three bedroom detached home offering spacious and well presented family accommodation. Ideally positioned close to a wide range of local amenities and highly regarded schools. The property has been notably improved by the current owners, with recent upgrades since 2023 including a new gas central heating boiler, new uPVC double glazing and a stylish shaker style kitchen.

The accommodation comprises an entrance hall with cloak/WC, a front facing modern fitted kitchen, a well-proportioned rear lounge, a further sitting/dining room, and conservatory. Upstairs, are three double bedrooms, including the main bedroom with an en suite shower room, along with a family bathroom. Set in a pleasant cul de sac, the property stands within well maintained lawned gardens enjoying a desirable south-west facing aspect, together with a driveway and single garage.



ENTRANCE HALL

Front entrance to the property, with useful understairs storage cupboard. Staircase leading to the first floor with a side aspect window to half landing.

CLOAKROOM/WC

4'11" x 3'9" (1.50 x 1.16)

Fitted with a vanity unit, WC, and side aspect window.

LOUNGE

14'0" x 11'7" (4.27 x 3.54)

A rear aspect lounge, with granite stone fireplace incorporating a modern gas fire.

KITCHEN

10'11" x 10'9" (3.35 x 3.30)

Featuring a range of modern shaker style units, and worktops incorporating a resin sink. Integrated appliances including a double oven, five ring gas hob with extractor over, dishwasher and wine cooler. Plumbing for a washing machine and space for a fridge/freezer. Front aspect window.

DINING/SITTING ROOM

18'9" x 8'10" (5.74 x 2.70)

A versatile room, leading into the conservatory.

CONSERVATORY

9'10" x 9'3" (3.00 x 2.82)

Additional living space overlooking the rear garden. With French doors opening onto the rear patio.

BEDROOM 1

11'8" x 10'9" (3.56 x 3.30)

To rear aspect, with a built-in wardrobe.

EN - SUITE SHOWER ROOM

7'10" x 2'6" (2.41 x 0.78)

Fitted with a shower enclosure, vanity unit and WC.

BEDROOM 2

14'11" x 9'4" (4.56 x 2.87)

To rear aspect, fitted with a large range of modern gloss fronted wardrobes.

BEDROOM 3

10'10" x 7'11" (3.31 x 2.42)

To front aspect, with oriel bay window, and built-in wardrobe.

BATHROOM

8'3" x 4'11" (2.52 x 1.50)

Fully tiled, with a panelled bath, pedestal basin and WC. Built-in storage cupboard, and heated towel rail.

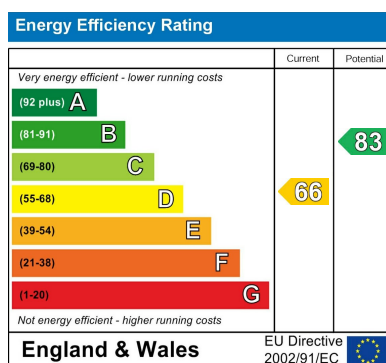
TENURE

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 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

