

**39 Priors Close, New Waltham, North East Lincolnshire, DN36 4QZ**  
**£275,000**

## Key Features:

- Three Bedroom Detached Home
- Popular Village Location
- Superbly Appointed Throughout
- Spacious & Versatile Accommodation
- Three Double Bedrooms
- Generous Lounge
- Contemporary Fitted Kitchen
- Private Landscaped Gardens
- Driveway Parking & Garage

Situated within the ever popular village of Humberston, this beautifully appointed detached home offers deceptively spacious and versatile family accommodation, ideally suited to modern family living.

Occupying an attractive plot with landscaped gardens, driveway parking and a garage, the property combines generous room proportions with a high standard of presentation throughout.

The accommodation comprises a welcoming entrance hall, lounge, and a separate dining room which is open plan to a contemporary fitted kitchen featuring a range of integrated appliances, creating an ideal space for everyday living and entertaining. A cloakroom/WC serves the ground floor, alongside a versatile double bedroom which lends itself equally well to guest accommodation, a home office or additional reception room.

The first floor continues to impress with two further generously sized double bedrooms, one benefiting from a dedicated dressing area, while a well-appointed bathroom provides both a bath and separate shower enclosure.

Outside, the gardens have been thoughtfully designed to create a private and inviting setting, featuring an Indian sandstone patio ideal for al fresco dining and socialising, alongside a neatly maintained lawn.

The property is located close to the heart of the village, well served by local amenities and within the catchment of highly popular schools, making it an excellent choice for a wide range of purchasers... Early Viewing Advised.



**LOUNGE**

19'0" x 13'0" (5.81 x 3.97)

**DINING/SITTING ROOM**

10'8" x 10'7" (3.26 x 3.25)

**KITCHEN**

13'8" x 9'0" (4.18 x 2.75)

**CLOAKROOM**

5'10" x 3'0" (1.79 x 0.93)

**BEDROOM 3**

10'8" x 9'10" (3.27 x 3.01)

**FIRST FLOOR**

**BEDROOM 1**

18'7" x 9'6" (5.67 x 2.91)

**BEDROOM 2**

12'1" x 8'10" (3.69 x 2.71)

**DRESSING AREA**

15'1" x 6'4" (4.61 x 1.94)

**BATHROOM**

8'4" x 7'3" (2.56 x 2.22)

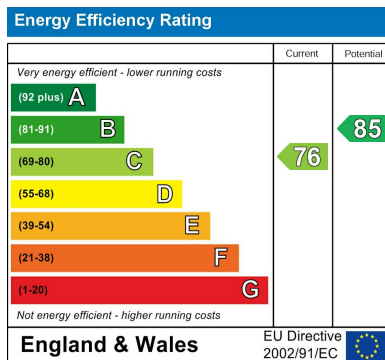
**TENURE**

**FREEHOLD**

**COUNCIL TAX BAND**

**C**





### 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

