



11 Wellington Avenue, New Waltham, DN36 4AR
£165,000

Key Features:

- Modern Two Bedroom End Link Home
- Built in 2023
- Popular Residential Development
- Lounge, Kitchen Diner & Ground Floor Cloak/WC
- Two Double Bedrooms & Family Bathroom
- Low Maintenance Enclosed Garden
- Off Road Parking

A two double bedroom end link home, built in 2023 and positioned within the popular Wigmore Park development in New Waltham. Offering well planned accommodation with a modern interior, this property is ideally suited to first time buyers, young families or those looking to downsize.

The accommodation comprises a spacious lounge, which flows through to a well appointed kitchen diner fitted with shaker style units, built-in oven and gas hob. The kitchen also benefits from a feature brick wall creating a stylish focal point, along with French doors opening onto the rear patio, and a useful understairs cupboard providing additional storage.

A convenient ground floor cloakroom is provided, with the first floor offering two double bedrooms, together with a family bathroom incorporating a shower over the bath.

The property has been enhanced with thoughtful interior details, including wall panelling throughout much of the home and a modern decor scheme, creating a stylish and inviting feel.

Externally, the property benefits from a low maintenance rear garden, with off road parking for two vehicles available to the front.

Wigmore Park is a popular modern development in New Waltham, well placed for local amenities, schools and transport links. The development itself provides areas of open green space and a children's play area, whilst Cleethorpes seafront and Grimsby town centre are both within easy reach.



LOUNGE
12'11" x 11'8" (3.96 x 3.56)

KITCHEN DINER
12'9" x 7'3" (3.90 x 2.22)

CLOAKROOM
6'0" x 3'6" (1.84 x 1.08)

FIRST FLOOR

BEDROOM 1
12'11" x 9'4" (3.96 x 2.86)

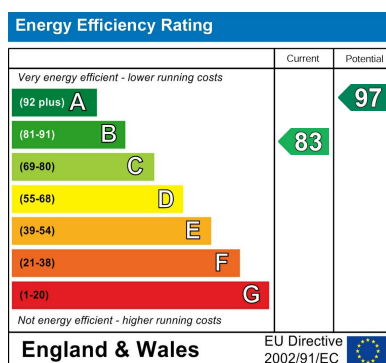
BEDROOM 2
12'11" x 7'6" (3.96 x 2.30)

BATHROOM
6'6" x 6'0" (2.00 x 1.83)

TENURE
FREEHOLD

COUNCIL TAX
B





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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