



15 Garrick Lane, New Waltham, North East Lincolnshire, DN36 4WD
£270,000

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)

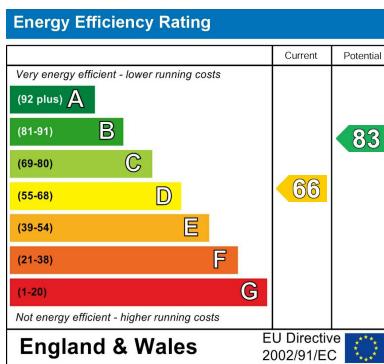
Fully tiled, with a panelled bath, pedestal basin and WC. Built-in storage cupboard, and heated towel rail.

TENURE

Freehold

COUNCIL TAX BAND

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

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