

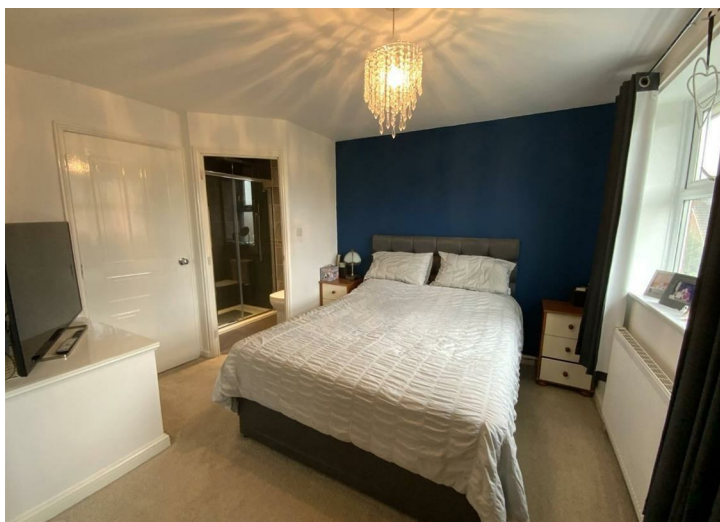


2 Adelphi Court, New Waltham, North East Lincolnshire, DN36 4WG
£259,000

Key Features:

- Three Bedroom Detached Property
- Popular Area Of New Waltham
- Within Excellent School Catchment
- Modern Fitted Kitchen Diner
- Large Conservatory
- Downstairs Cloaks/WC
- Three Good Sized Bedrooms & Family Bathroom
- Master Bedroom with En-Suite Shower Room
- Attractive Landscaped Rear Garden

A well presented three bedroom detached home occupying a pleasant cul de sac position on the ever popular Greenlands estate in New Waltham, ideally situated for local amenities and excellent schools. Immaculately maintained by the same owners since being built, the property offers good sized family accommodation, comprising; a front aspect lounge, modern kitchen diner, spacious conservatory extension, cloaks/wc, three bedrooms including the master bedroom with en-suite, and a modern family bathroom. Featuring a superbly landscaped rear garden ideal for alfresco dining and entertaining complete with luxury hot tub. Ample driveway parking and an integral garage. Viewing Highly Recommended.



LOUNGE

17'1" x 10'7" (5.22 x 3.25)

Accessed via the entrance porch, a front aspect lounge with modern log effect electric fire.

INNER HALLWAY

Side entrance to the property, with staircase to the first floor and access into the garage.

CLOAKROOM

3'11" x 2'9" (1.20 x 0.86)

Fitted with a vanity sink unit and wc.

KITCHEN DINER

18'9" x 7'10" (5.73 x 2.39)

Fitted with a range of modern units and contrasting work surfaces incorporating a composite sink. Space for all appliances including a freestanding cooker, plumbing for a washing machine and dishwasher. Rear aspect window and French doors opening onto the garden. Access to:-

CONSERVATORY

15'8" x 9'11" (4.78 x 3.03)

A uPVC conservatory added to the side of the property, with access to the rear garden.

FIRST FLOOR LANDING

With a side aspect window, built-in storage/airing cupboard, and access to the loft.

MASTER BEDROOM

11'4" x 11'3" (3.47 x 3.44)

To rear aspect, with built-in mirror fronted wardrobes.

EN-SUITE SHOWER ROOM

5'1" x 4'5" (1.57 x 1.36)

Fitted with a wc and large walk-in shower including power shower, body jets, and handheld attachment.

BEDROOM 2

10'10" x 10'7" (3.32 x 3.23)

To front aspect.

BEDROOM 3

8'11" x 7'10" (2.74 x 2.41)

To front aspect.

FAMILY BATHROOM

8'1" x 5'1" (2.47 x 1.55)

A modern fitted bathroom comprising a panelled bath, wc, and vanity sink unit with illuminated mirror over. Heated towel rail.

OUTSIDE

The property is set open plan to the front, approached by a double width block paved driveway with access to the integral garage. The rear garden is enclosed and of low maintenance, featuring artificial lawn, a slate tiled patio, and a raised decking area which includes a luxury 5 seater hot tub.

GARAGE

A single integral garage with electric operated roller door. With power/light and housing the gas central heating boiler.

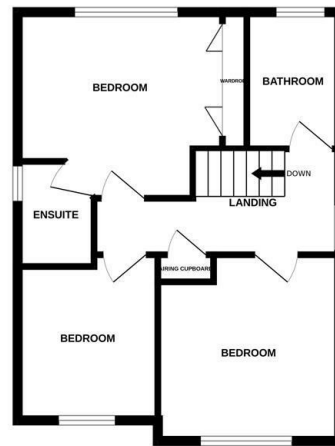
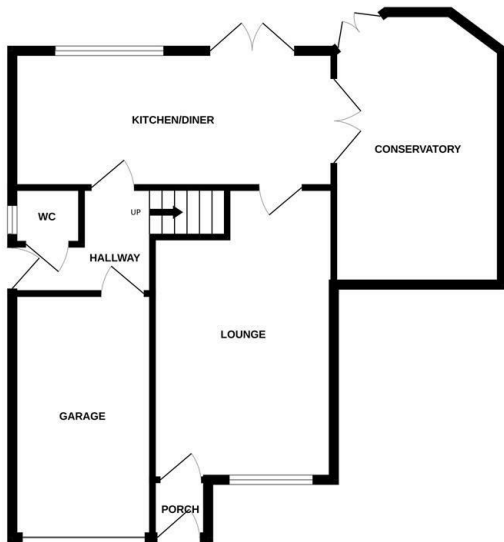
TENURE

FREEHOLD

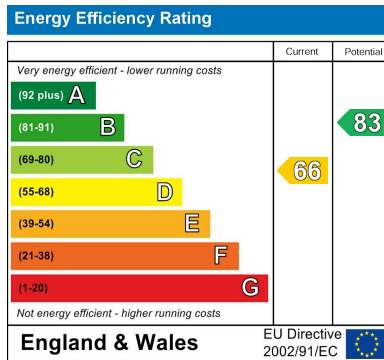
COUNCIL TAX BAND

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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