



**431 Louth Road, New Waltham, North East Lincolnshire, DN36 4PP**  
**£310,000**



## Key Features:

- Substantial Detached Family Home
- Plot Approaching 0.25 Acres
- Four Double Bedrooms/Three Bathrooms
- Great Potential To Extend & Modernise
- Ample Driveway Parking
- Established Private Gardens
- Close To Popular Schools
- No Forward Chain

Located to the edge of New Waltham, a substantial four bedroom detached home set on a generous plot approaching a quarter of an acre. Offering spacious and well-proportioned family accommodation with huge potential to be remodelled and modernised STPP.

The ground floor accommodation is arranged off a central reception hall, comprising a spacious rear aspect lounge, formal dining room, study/snug, breakfast kitchen, utility, and a wet room/wc. To the first floor the landing gives access to four double bedrooms and a family bathroom, the master bedroom features its own en-suite bathroom.

Outside, the gardens are a particular feature of the property, with its extensive lawn, a variety of established trees providing a wonderful backdrop, and a high degree of privacy. To the front, the property is approached by a sweeping driveway providing ample parking and turning space. Viewing Highly Recommended...Offered for sale with no forward chain.





**LOUNGE**

18'9" x 17'10" (5.72 x 5.45)

**DINING ROOM**

15'3" x 10'11" (4.66 x 3.33)

**BREAKFAST KITCHEN**

16'4" x 11'5" (5.00 x 3.48)

**UTILITY**

9'5" x 6'4" (2.89 x 1.94)

**STUDY/SNUG**

11'3" x 10'6" (3.44 x 3.21)

**WETROOM / WC**

6'10" x 6'4" (2.09 x 1.94)

**FIRST FLOOR****MASTER BEDROOM**

14'7" x 11'6" (4.45 x 3.53)

**EN SUITE BATHROOM**

8'5" x 8'2" (2.58 x 2.50)

**BEDROOM 2**

11'0" x 9'0" (3.36 x 2.75)

**BEDROOM 3**

9'4" x 9'3" (2.85 x 2.82)

**BEDROOM 4**

9'4" x 8'2" (2.85 x 2.49)

**FAMILY BATHROOM**

8'2" x 6'5" (2.51 x 1.96)

**DETACHED GARAGE**

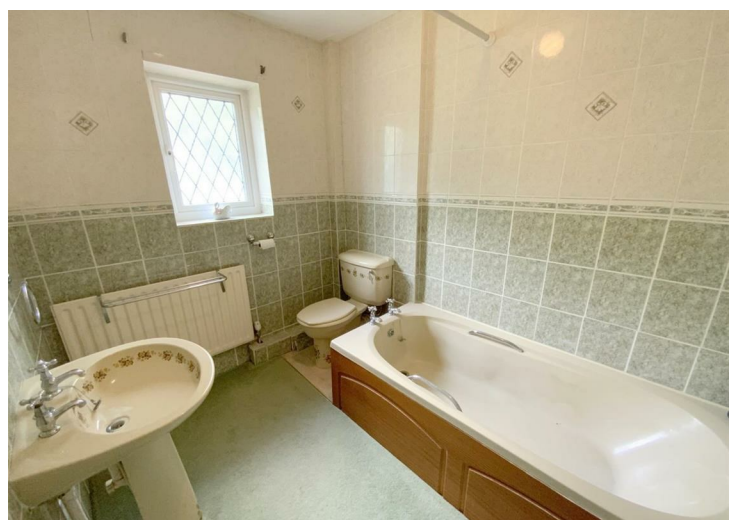
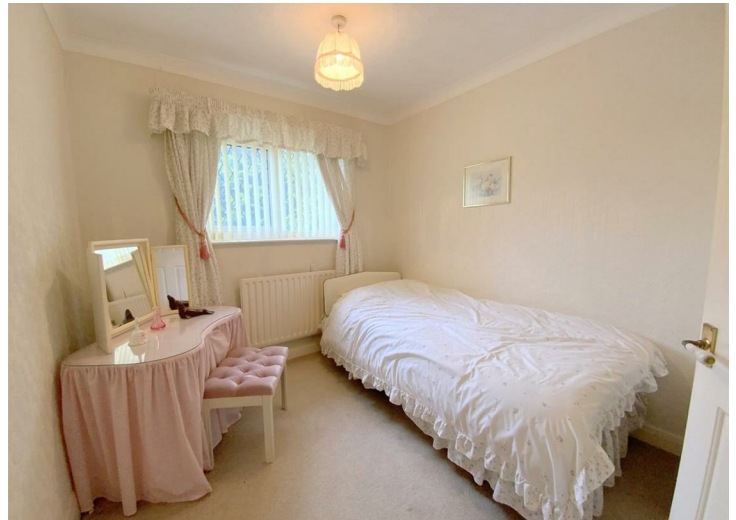
20'9" x 19'3" (6.34 x 5.89)

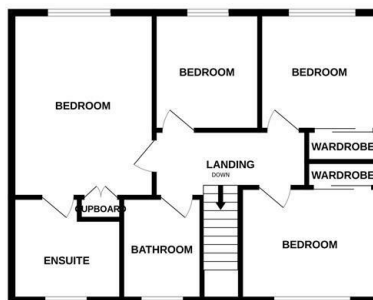
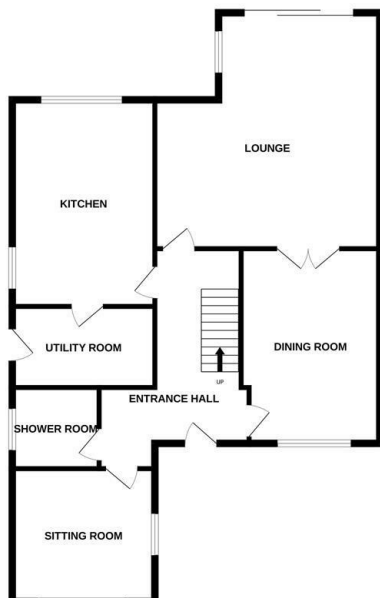
**COUNCIL TAX BAND**

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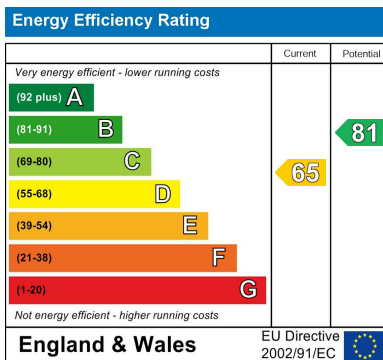
**TENURE**

Freehold





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.  
Made with Metropack C3224



## 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