



12 Arran Close, New Waltham, North East Lincolnshire, DN36 4GX
£294,000

Key Features:

- Four Bedroom Detached Property
- Popular Residential Area Of New Waltham
- Spacious & Versatile Family Accommodation
- Two Reception Rooms
- Open Plan Kitchen Diner/Conservatory
- Master Bedroom With En-Suite
- Generous Rear Garden
- Ample Driveway Parking & Integral Garage/Store
- Solar Panels To Rear

Located in this ever popular residential area of New Waltham, this attractive four bedroom detached home offers spacious and versatile family accommodation.

Ideal for modern life and entertaining featuring generous room proportions, an excellent sized lawned rear garden, and ample driveway parking.

The former double garage has been converted to provide additional living space/fifth bedroom and a utility room, yet retaining part of the garage for storage.

To the ground floor the accommodation comprises; entrance hall, cloakroom, a bay fronted lounge, further living room, utility, and to the rear is a full width modern kitchen diner which is open plan to the conservatory.

To the first floor the landing gives access to four double bedrooms and a family bathroom, the master bedroom features its own en-suite shower room.

The property occupies a cul de sac position on the popular Greenlands estate within the village, lying close to the playing fields. Situated a short distance to all local amenities and highly regarded primary and secondary schools.



ENTRANCE HALL

Front entrance to the property accessed via a composite door. With staircase to the first floor.

CLOAKROOM

5'4" x 2'8" (1.64 x 0.82)

Fitted with a vanity sink unit, and wc with concealed cistern.

LOUNGE

18'3" x 10'10" (5.58 x 3.32)

A bay fronted lounge, with fitted media unit, and double doors opening to:-

KITCHEN DINER

26'7" x 12'1" (8.11 x 3.70)

Fitted with a large range of modern shaker style units and contrasting work surfaces incorporating a ceramic sink. Feature mock chimney breast with recess for a range cooker. Integrated dishwasher and fridge. Central island providing further storage and a two seater breakfast bar. Side aspect window, and French doors opening onto the rear garden. Open access to:-

CONSERVATORY

11'11" x 11'0" (3.65 x 3.37)

Additional living space with French doors opening onto the rear garden.

LIVING ROOM

15'10" x 8'2" (4.85 x 2.49)

Converted garage providing further living space or a fifth bedroom if required. With a front aspect window.

UTILITY

With plumbing for a washing machine and space for further appliances. Access to the garage/store.

FIRST FLOOR LANDING

With access to the loft (housing the gas central heating boiler). Built-in storage cupboard.

BEDROOM 1

15'8" x 11'1" (4.78 x 3.39)

To front aspect, with built-in wardrobes.

EN SUITE

6'0" x 5'0" (1.83 x 1.54)

Fitted with a shower enclosure, vanity sink unit and wc with concealed cistern. Obscure glazed window.

BEDROOM 2

14'3" x 11'10" (4.36 x 3.62)

Measured at widest point.

To front aspect.

BEDROOM 3

10'11" x 9'2" (3.34 x 2.81)

To rear aspect, with built-wardrobes.

BEDROOM 4

10'11" x 9'1" (3.35 x 2.79)

To rear aspect, with built-in wardrobes.

BATHROOM

7'7" x 5'6" (2.33 x 1.68)

Fitted with a pedestal basin, wc and bath with overhead shower. Heated towel rail. Obscure glazed window.

OUTSIDE

The property is approached by a double width block paved driveway and front garden with slate chippings.

Set on a spacious end corner plot within the cul de sac, the rear garden is a generous size, being mainly laid to lawn with a paved patio.

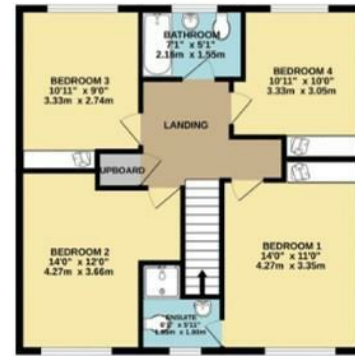
TENURE

FREEHOLD


COUNCIL TAX

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Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of floors, windows, doors and any other items are approximate and the 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 equipment shown have not been tested and no guarantee as to their capacity or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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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