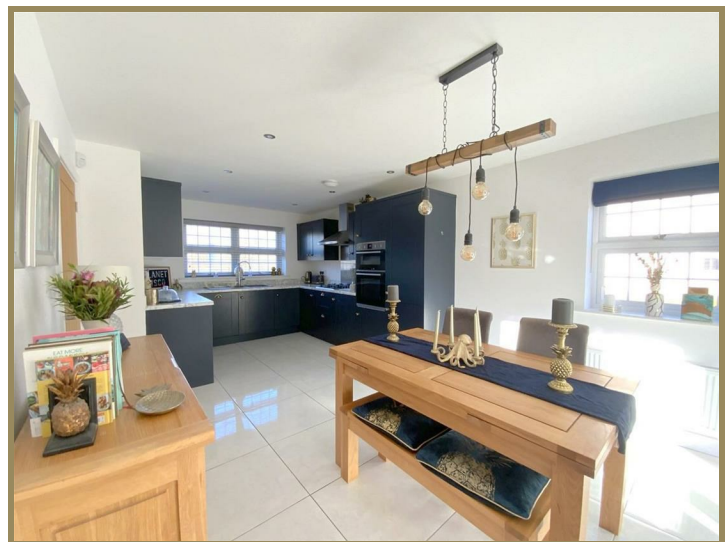




11 Honningsvaag Close, New Waltham, North East Lincolnshire, DN36 4EG
£350,000

Key Features:

- Four Bedroom Detached Property
- Built 2021, Inc. 10 Year NHBC Warranty
- Pleasant Front Outlook
- Modern Spacious Family Living
- Four Good Sized Bedrooms
- Master Bedroom With En-Suite
- Open Plan Kitchen Diner & Sunroom
- Generous Rear Aspect Lounge
- Driveway Parking & Detached Double Garage

An executive four bedroom new build property located on the popular Becklands estate in New Waltham, constructed in 2021 by Cyden Homes to an excellent standard and including the remainder of its 10 year NHBC warranty.

The property occupies a favourable position to the edge of the development, situated on a no through road with a pleasant outlook to the front. Ideal for families, it lies within close proximity to Tollbar Academy, and has easy access to the A16, central Grimsby and Cleethorpes. Immaculately presented, the accommodation offers a spacious modern floorplan comprising; entrance hall, a generous rear aspect lounge, open plan kitchen diner and sunroom, study/snug, utility room and cloaks/wc. To the first floor are four good sized bedrooms, an en-suite shower room and family bathroom. Set in mainly lawned gardens with driveway and detached double garage to the rear. Viewing Highly Recommended.



ENTRANCE HALL

Accessed via a modern composite door. With wood effect LVT flooring, and understairs storage cupboard.

CLOAKROOM

6'3" x 2'10" (1.91 x 0.87)

Fitted with a wc and pedestal hand basin.

STUDY/SNUG

10'0" x 6'3" (3.05 x 1.91)

A versatile room to front aspect

LOUNGE

20'8" x 11'5" (6.30 x 3.48)

A well-proportioned lounge with rear and side aspect windows.

KITCHEN DINER

21'5" x 11'1" (6.53 x 3.38)

Featuring a range of navy blue shaker style units and complimentary worktops. With two built-in ovens, gas hob with extractor over, integrated dishwasher and fridge/freezer. Front and side aspect windows. Tiled floor throughout. Open access to:-

SUNROOM

11'11" x 9'11" (3.64 x 3.04)

With French doors opening onto the rear patio, and continued tiled floor.

UTILITY

6'7" x 5'10" (2.03 x 1.78)

With a full height matching storage unit, plumbing for a washing machine and dryer space. Access to the rear garden.

FIRST FLOOR LANDING

With a built-in storage/airing cupboard and access to the loft.

BEDROOM 1

11'7" x 10'9" (3.55 x 3.30)

To rear aspect, with built-in mirrored wardrobes and feature panelled wall.

EN-SUITE

6'6" x 6'1" (2.00 x 1.87)

Fitted with a shower enclosure, vanity sink unit and wc. Heated towel rail.

BEDROOM 2

11'1" x 11'4" (3.39 x 3.47)

To rear aspect.

BEDROOM 3

11'11" x 8'2" (3.64 x 2.49)

To front aspect.

BEDROOM 4

10'0" x 7'8" (3.05 x 2.35)

To front aspect, with storage recess.

BATHROOM

6'9" x 6'5" (2.08 x 1.97)

Fitted with a vanity sink unit, wc, and panelled bath with shower attachment. Heated towel rail.

OUTSIDE

Set on a corner position the property stands in mainly lawned gardens, with a block paved driveway and detached garage situated at the rear.

GARAGE

18'11" x 18'8" (5.78 x 5.69)

A detached double garage with electric operated door, power/light

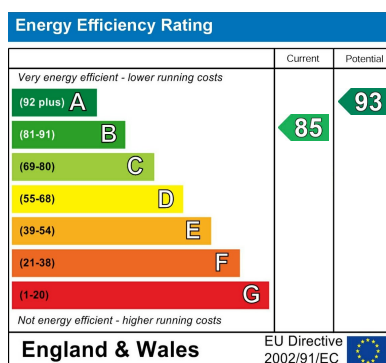
TENURE

Freehold

COUNCIL TAX BAND

E





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