



**30 Drury Lane, New Waltham, North East Lincolnshire, DN36 4YL**  
**£293,000**

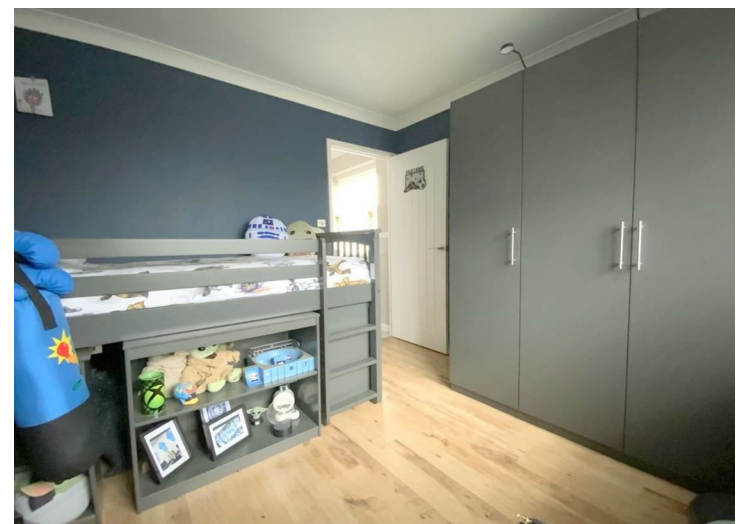


### Key Features:

- Four Bedroom Detached Family Home
- Popular Residential Area Of New Waltham
- Modernised Accommodation
- Open Plan Kitchen Diner/Conservatory
- Master Bedroom With En-Suite
- Driveway Parking & Integral Garage

A much improved four bedroom detached home found in this sought after residential area of New Waltham. Ideally placed for local amenities, popular primary and secondary schools, and only a short drive to Cleethorpes seafront. Immaculately presented, the property benefits from an excellent scheme of internal modernisation completed in the last three years, now offering spacious and versatile family accommodation.

Comprising; entrance hall, open plan kitchen diner/conservatory, a separate lounge, and downstairs cloak/wc. The first floor landing leads to four good sized bedrooms including the master bedroom with en-suite, and a family bathroom. Set on a corner position in mainly lawned gardens, with driveway parking and integral garage.





### ENTRANCE HALL

With staircase to the first floor, and courtesy door accessing the garage.

### KITCHEN DINER

20'8" x 10'7" (6.31 x 3.25)

Featuring a range of modern grey shaker style units, and contrasting worktops incorporating a peninsula breakfast bar. Integrated fridge/freezer, recess for a dual fuel range cooker with extractor over, plumbing for a washing machine and dryer space. Ceramic sink/drain. Rear aspect windows, and side entrance door. Open plan to:-

### CONSERVATORY

12'9" x 11'5" (3.90 x 3.50)

Additional living space overlooking the rear garden.

### LOUNGE

18'0" x 12'2" (5.50 x 3.73)

A bay fronted lounge, with fireplace incorporating an inset gas fire.

### CLOAKROOM

5'6" x 2'9" (1.70 x 0.86)

Fitted with a wc and pedestal hand basin.

### FIRST FLOOR LANDING

With a side aspect window, and access to the loft via a drop-down ladder.

### BEDROOM 1 - EN SUITE

14'6" x 13'1" (4.44 x 4.00)

Master bedroom to front aspect, featuring modern shaker style built-in wardrobes.

En-Suite bathroom fitted with a vanity sink unit and shower enclosure.

### BEDROOM 2

10'5" x 10'5" (3.20 x 3.18)

To front aspect.

### BEDROOM 3

11'10" x 7'8" (3.63 x 2.36)

To rear aspect.

### BEDROOM 4

7'8" x 6'1" (2.36 x 1.87)

To rear aspect.

### BATHROOM

6'6" x 6'4" (2.00 x 1.94)

A fully tiled house bathroom, featuring a freestanding bath, vanity sink unit and wc.

### OUTSIDE

The property occupies a corner position, having a block paved driveway, and lawned front garden with established shrubbery to the boundary. The rear garden is mainly lawned and paved.

### GARAGE

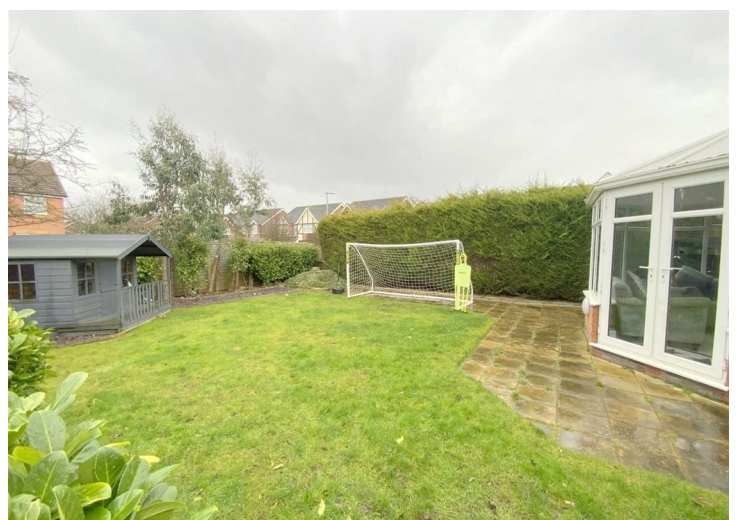
An integral garage which houses the gas central heating boiler. With an up and over door, and internal door to entrance hall.

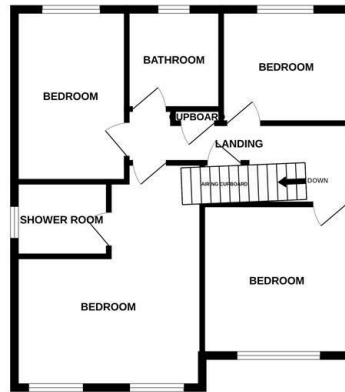
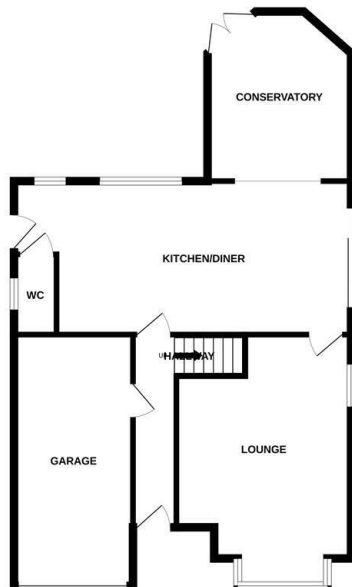
### TENURE

Freehold

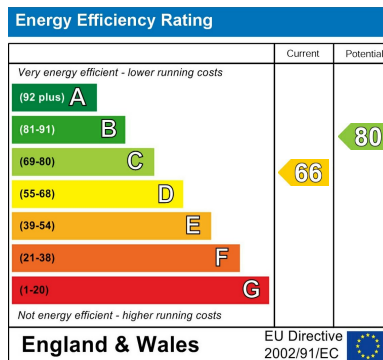
### COUNCIL TAX BAND

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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.

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