



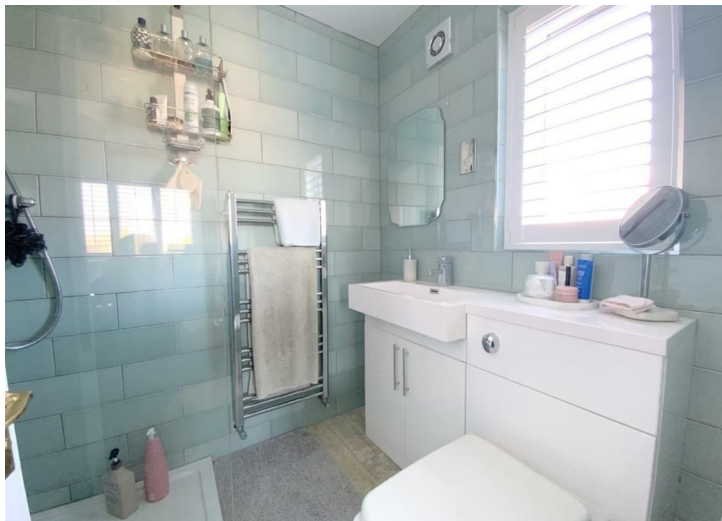
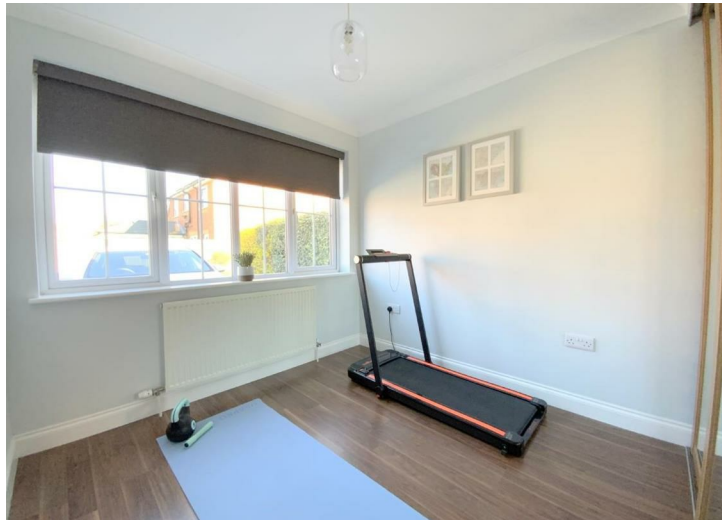
**4 Huntsmans Chase, New Waltham, North East Lincolnshire, DN36 4WS**  
**£325,000**

## Key Features:

- Immaculate Four Bedroom Detached Home
- Spacious & Versatile Family Accommodation
- Open Plan Living/Dining Kitchen
- Separate Lounge & Study/Snug
- Master Bedroom With En-Suite
- South Facing Landscaped Garden
- Ample Off Road Parking
- Popular School Catchment

A superbly presented four bedroom detached home offering spacious family accommodation, found in this sought after residential area of New Waltham. Ideally situated close to local amenities, popular primary and secondary schools, and just a short drive to Cleethorpes seafront. The property has been significantly improved in recent years providing sociable open plan living at the rear - featuring a bespoke fitted kitchen with breakfast bar island and wide opening sliding doors to the garden. Further accommodation offers a separate front aspect lounge, study/snug, utility room and cloaks/wc. The first floor landing leads to four good sized bedrooms including the master bedroom with en-suite, and a family shower room.

Nestled in the corner of a cul de sac, the front of the property provides ample parking space for several vehicles, and to the rear is a good sized and attractively maintained garden which is south facing. All in all a lovely well maintained family home with a definite new home feel...Viewing highly recommended.



### ENTRANCE HALL

Accessed via a composite front entrance door. With tiled floor, and staircase to the first floor.

### CLOAKROOM

6'6" x 3'11" (2.00 x 1.21)

Fitted with a modern vanity sink unit and concealed cistern wc. Heated towel rail.

### LOUNGE

16'4" x 10'8" (5.00 x 3.27)

A separate sitting room, to front aspect

### STUDY/SNUG

10'3" x 8'3" (3.13 x 2.54)

A versatile room to front aspect, or fifth bedroom if required. With a built-in mirror fronted wardrobe

### UTILITY ROOM

8'3" x 5'2" (2.54 x 1.58)

Providing plumbing for a washing machine. Wall mounted gas central heating boiler (New 2021).

### LIVING/DINING KITCHEN

20'1" x 28'10" (6.13 x 8.80)

Measured L-shaped.

The hub of the home providing sociable open plan space. Featuring a range of shaker style units and a large breakfast bar island with Quartz stone top. Neff integrated appliances including a double oven, induction hob, dishwasher and fridge. Undermounted sink with retractable mixer tap. Feature panelled media wall. Wood effect LVT flooring throughout. Full length rear aspect windows with plantation shutters, and aluminium sliding doors opening wide onto the rear patio.

### FIRST FLOOR LANDING

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

### BEDROOM 1

13'9" x 10'9" (4.20 x 3.28)

To front aspect with plantation shutters, and a large range of modern built-in wardrobes.

### EN - SUITE SHOWER ROOM

6'11" x 5'4" (2.12 x 1.64)

Fitted with a modern vanity sink unit, concealed cistern wc, and walk-in shower. Heated towel rail.

### BEDROOM 2

11'7" x 9'4" (3.55 x 2.87)

To front aspect, with plantation shutters, and a modern fitted double wardrobe.

### BEDROOM 3

10'8" x 9'6" (3.26 x 2.90)

To rear aspect, with plantation shutters.

### BEDROOM 4

9'6" x 8'3" (2.92 x 2.53)

To rear aspect, with plantation shutters.

### FAMILY SHOWER ROOM

6'9" x 5'10" (2.07 x 1.80)

Fitted with a large walk-in shower having Bluetooth control. Modern vanity sink unit and concealed cistern wc. Wall and floor tiling. Heated towel rail.

### OUTSIDE

The front of the property is set open plan, approached over a block paved driveway, with additional gravelled area providing further parking space. The rear garden features dual aspect patio areas with Indian sandstone paving, lawn, and decorative gravelled stone.

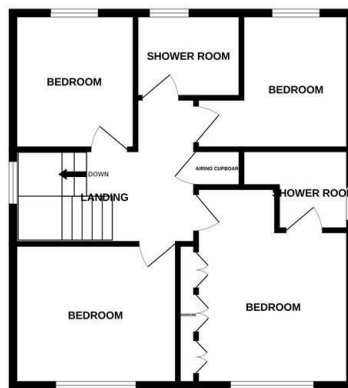
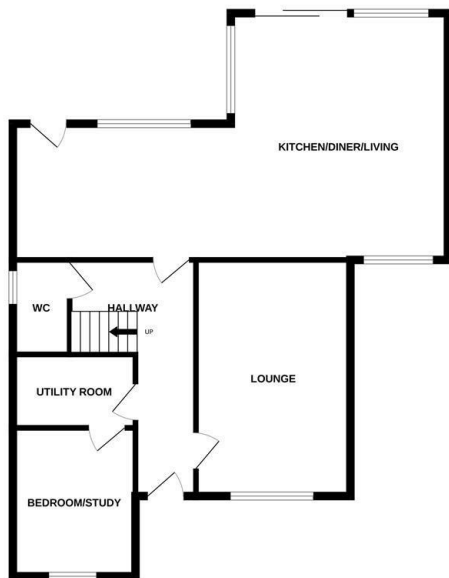
### TENURE

FREEHOLD

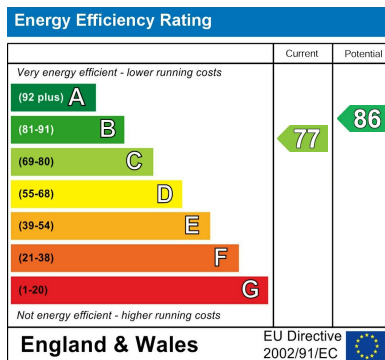
### COUNCIL TAX BAND

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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

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