



# Canters

Chartered Surveyors

Aspen Drive, Barnoldby-le-Beck, DN37 0ZA

**FOR SALE - £248,500**

A fabulous THREE BEDROOM SEMI-DETACHED HOUSE with detached garage favourably positioned within the highly regarded Aspen Park Development by Snape Properties Ltd having been constructed in 2024 to the Elm Design. The well planned accommodation, which has been finished to an excellent specification and further enhanced by the vendor has many notable features including a gas fired central heating system being underfloor to the ground floor, security alarm and oak veneered internal doors.

The accommodation over two floors briefly comprises: Hallway, Cloakroom, Lounge, Dining Kitchen and Utility to the ground floor. To the first floor are Three Bedrooms, Family Bathroom and an En-Suite Shower Room. The property benefits from the remainder of a Premier Guarantee.

The property is found in a cul-de-sac position within Aspen Park which is situated close to open fields on the outskirts of the much sought after village of Waltham. The village itself incorporates a variety of amenities and facilities including local shops, restaurants, licenced premises and takeaways. The Waltham Leas Primary Academy is located within the heart of the village and Toll Bar Academy is found to the eastern periphery.

<b>Entrance Hall</b>	With grey fronted composite door, storage cupboard and a spelled staircase with oak handrail leading to the first floor. The wood effect tiled floor continues throughout the whole of the ground floor.
<b>Cloakroom</b>	Having white suite comprising; low flush WC and corner pedestal wash hand basin with mixer tap over and tiled splashback.
<b>Living Room</b>	4.60m x 3.01m Having feature oak fireplace and a window overlooking the front garden.
<b>Kitchen</b>	5.03m x 3.00m The fabulous kitchen diner found to the rear of the property is fitted with a comprehensive range of wall and base units with contrasting worktops and matching upstands incorporating a double drainer sink unit with mixer tap over. Built in appliances include the oven, four ring induction hob with chimney style extractor over together with an integrated fridge/freezer and dishwasher. Splashback tiling and downlights over the kitchen units. A window overlooks the rear garden and two Upvc double glazed doors open out onto the paved patio.
<b>Utility Room</b>	2.26m x 1.23m Fitted with matching units and having wall cupboard, pull out larder unit together with base unit incorporating a stainless steel sink unit with mixer tap over. Contrasting worktops with matching upstands and splashback tiling. Space for both a washing machine and tumble dryer. Window to side aspect.
<b>Landing</b>	With airing cupboard and loft access of which there are three bedrooms off.
<b>Bedroom 1</b>	3.95m x 3.88m This well proportioned room found to the front of the property has a window overlooking the front garden.
<b>En-Suite</b>	Fitted with a walk in shower, having glass screen and combination rainhead and separate handheld shower. Vanity style wash hand basin with mixer tap and low flush WC. Tiling to the walls and floor, downlights to the ceiling and a wall mounted chrome towel rail. Window to front aspect.
<b>Bedroom 2</b>	2.96m x 2.80m With window to rear aspect.
<b>Bedroom 3</b>	2.96m x 2.10m With window to rear aspect.
<b>Family Bathroom</b>	Fitted with white suite forming; panelled bath with mixer tap over, shower over and glass shower screen. Vanity style wash hand basin with drawers and low flush WC. Tiling to three walls and tiled flooring. Wall mounted chrome towel rail, downlights to the ceiling and a window to the rear aspect.
<b>Outside</b>	The property is found in a cul-de-sac position with an open plan front garden being laid partly to lawn and a decorative stone bed having a variety of shrubs. A block paved drive way to the side leads via two gates to the detached brick and tile garage with electric roller door, personnel door, security light and power. The enclosed fenced rear garden has a full width paved patio and is partly lawned together with a raised border to the rear containing specimen shrubs. To the rear of the garage is a separately gated hard standing area, outside lights, tap and power point.
<b>Tenure</b>	We are verbally advised that the property is freehold, and we are awaiting formal confirmation from the vendors solicitor.

**Management Fee**

Please note that an Estate Management Company will maintain the public open spaces with an annual fee being payable.

**Council Tax Band:**

'B' NB: This can be reviewed by the Local Authority.

**EPC Rating:**

'B'

**FURTHER INFORMATION AND TO VIEW:**

Viewing by appointment only, contact James Chisholm [james@canters.co.uk](mailto:james@canters.co.uk) 01472 356143.

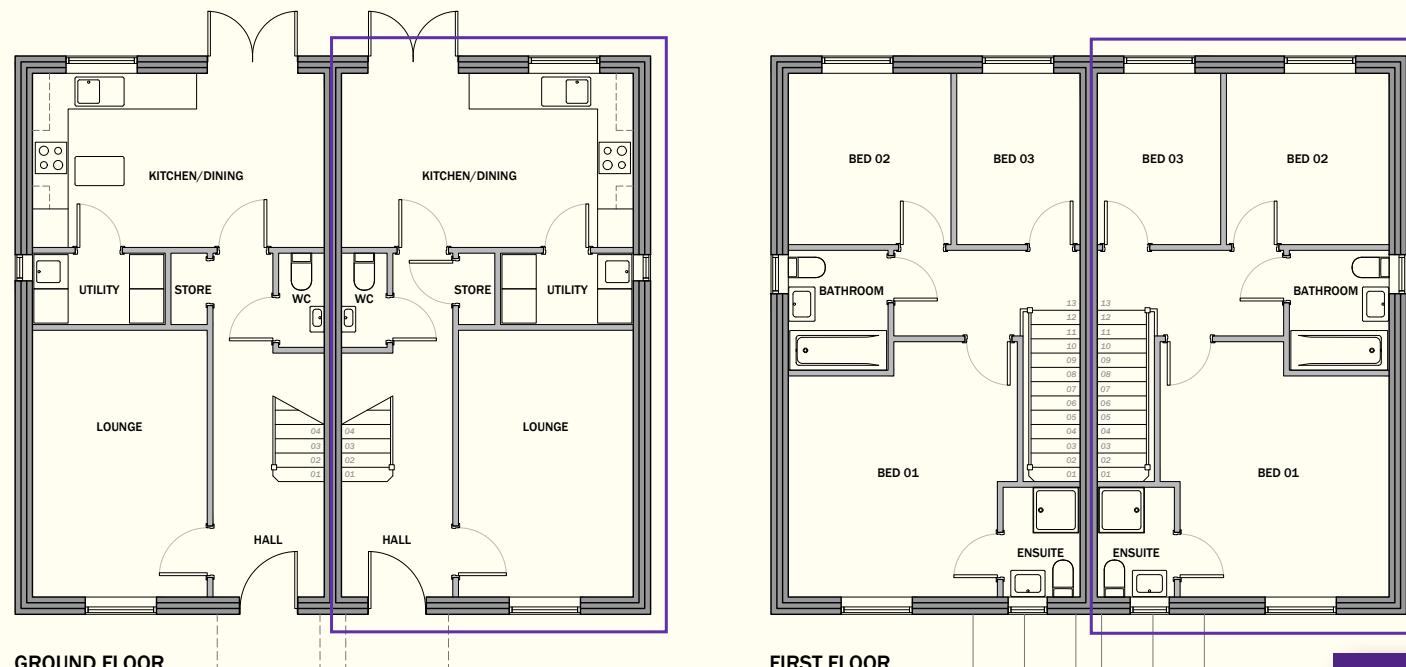
**DISCLAIMER:** This floor plan is for illustrative purposes only and not to scale; it should not be relied upon for accuracy. The image remains the intellectual property of Canters and should not be reproduced without consent.

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If you are a landlord looking to relieve yourself of the stress surrounding your tenanted properties or alternatively if you are seeking tenants, then Canters are more than happy to help. We offer outstanding property management services as well as a quick turnaround letting service. If you wish to discuss your management needs, then please do not hesitate to call us on 01472 356143 or email [enquiries@canters.co.uk](mailto:enquiries@canters.co.uk)

**Free Valuation Service**

Are you thinking of selling? We offer fast and free marketing appraisals for all properties with a view to go to market. Our team are often able to complete the free valuation within the week and service a wide radius of areas including Grimsby / Cleethorpes and surrounding villages along with Tetney, Caistor, Louth and Immingham. If you are seeking a formal written valuation for mortgage or a variety of other purposes, please contact our sales team at our Grimsby Office.



## ADDITIONAL PHOTOS & PLANS



Entrance Hall



Living Room



Living Room



Kitchen



Kitchen



Kitchen

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 13/06/2025

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## ADDITIONAL PHOTOS & PLANS



Utility Room



Bedroom 1



Bedroom 1 En Suite



Bedroom 2



Family Bathroom



Rear Garden

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## ADDITIONAL PHOTOS & PLANS



Rear Garden



Driveway



View to Fields

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