



7 Seal Crescent New Waltham, Lincolnshire DN36 4LB

Situated on the popular Renaissance Development which is located directly off Humberston Avenue is this very spacious DETACHED FOUR BEDROOM FAMILY HOME. The current owners have improved and extended the accommodation to include: Entrance porch, lounge, open plan living dining kitchen, utility room, cloaks/wc plus four bedrooms one with en suite and a family bathroom/wc to the first floor. Gas central heating system. Double glazing. Detached brick garage. Open plan front garden and enclosed manageable rear WEST FACING garden. Viewing strongly recommended.

£322,500

- SUPERB FAMILY HOME
- LOUNGE
- LIVING DINING KITCHEN
- UTILITY ROOM & WC
- FOUR BEDROOMS
- TWO BATHROOMS
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- DETACHED BRICK GARAGE
- FRONT AND REAR GARDENS



ACCOMMODATION

MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

ENTRANCE HALL

Approached via a composite entrance door. radiator and striking laminate flooring. Staircase leads up to the first floor.

LOUNGE

18'4" x 17'0" (5.60 x 5.20)

The excellent sized formal lounge has a double glazed window to the front elevation, two radiators and quality LVT grey flooring. The focal point of this room is the illuminate display shelving having a central wall mounted TV recess.



LOUNGE

Additional photo



SNUG/PLAYROOM (FRONT)

10'11" x 8'10" (3.35 x 2.7)

This versatile room could be either a playroom, snug or home office and has a double glazed window to the front elevation, radiator and a useful understairs cupboard.



LIVING DINING KITCHEN

A fabulous open plan space ideal for the modern family which has LVT grey flooring throughout.



KITCHEN/SITTING ROOM

23'4" x 8'10" (7.13 x 2.70)

This full width room has a stylish dark grey panelled accent wall with the kitchen area being fitted with a range of grey high gloss base and wall cupboards incorporating a fridge/freezer together with an electric built in electric oven, a five ring gas hob with an extractor chimney above. The complementary light coloured work surfaces being inset with a stainless steel sink unit with matching upstands., the work surface extends to form a useful breakfast bar area. Double glazed window to the rear elevation. Open access leads into the dining room.

SITTING ROOM PHOTO



KITCHEN AREA PHOTO



DINING ROOM

11'2" x 12'0" (3.41 x 3.68)

This fabulous additional has a vaulted ceiling with two Velux windows plus a double glazed window to the rear elevation and bi folding doors opening onto the rear garden. Again having a dark grey panelled accent wall. Grey vertical radiator.



UTILITY ROOM

8'4" x 5'6" (2.55 x 1.70)

Fitted with matching light grey high gloss units including a base unit having a light complementary work surface inset with a stainless steel bow sink with space beneath for washing machine. LVT flooring. The gas fired boiler is located in a matching cupboard. Radiator. LVT flooring. Double glazed window and door. Extractor fan.



CLOAKS/WC

Fitted with a small vanity unit and a low flush wc.. LVT flooring. Extractor fan. Grey contemporary radiator.

FIRST FLOOR

LANDING

Access to roof space. Radiator.

BEDROOM 1 (FRONT)

14'11" x 12'1" (4.55 x 3.70)

This good sized master bedroom has a bank of fitted wardrobes including one mirror fronted door, radiator and double glazed window.



BEDROOM 1

Additional photo



EN SUITE SHOWER ROOM/WC

6'2" x 5'2" (1.90 x 1.60)

Having a suite in white including a walk in tiled shower cubicle with glass door, a low flush wc and a pedestal wash hand basin. Striking grey tiling. Grey flooring. Radiator. Double glazed window. Inset spot lights to ceiling.



BEDROOM 2 (FRONT)

14'9" x 7'6" (4.50 x 2.30)

Double glazed window. Radiator.



BEDROOM 3 (REAR)

10'11" x 11'1" max (3.35 x 3.40 max)

Double glazed window. Radiator.



BEDROOM 4 (REAR)

10'9" x 8'6" (3.30 x 2.61)

Double glazed window. Radiator.



BATHROOM/WC

6'3" x 5'8" (1.92 x 1.74)

Having a suite in white comprising a panelled bath with a shower and glass screen above, a pedestal wash hand basin and a low flush wc. The walls are partially tiled in a striking grey ceramic tiled. Grey flooring. Double glazed window. Radiator. Inset spot lights to ceiling.



OUTSIDE

DETACHED GARAGE

17'2" x 9'0" (5.24 x 2.75)

Up and over door to the front, light and power.

THE GARDENS

The property stands in both front and rear gardens, the open plan fore garden has an artificial lawn edged with well stocked borders and a grey paved path which leads up to the first floor. The vendors have informed us they own the road in front of this garden which is ideal for additional parking again edged with a well stocked border. A tarmac drive leads to the garaging at the rear. The enclosed WEST facing rear garden again has artificial lawn, a timber raised planter and a paved patio area which is ideal for Alfresco dining.



THE GARDENS

Additional photo



THE GARDEN

Additional photo



FRONT PARKING AREA



TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

COUNCIL TAX

Council Tax Band E

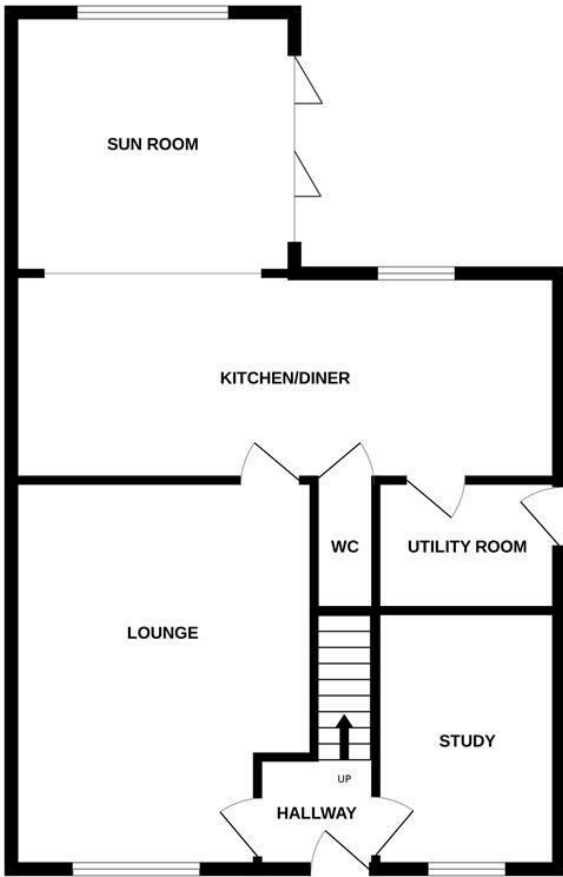
VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

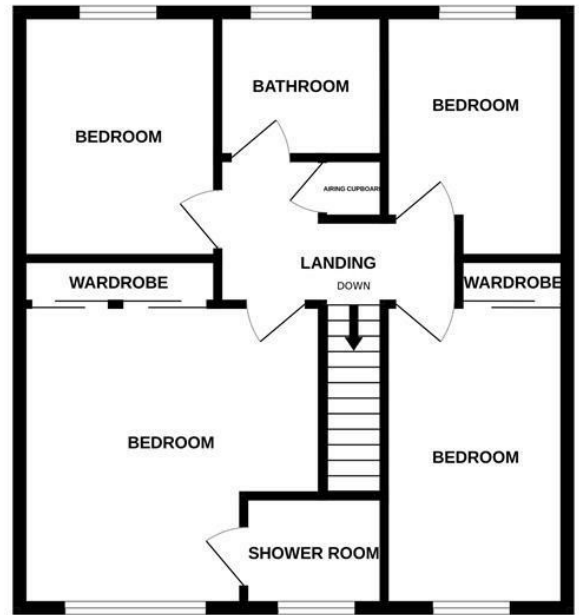
OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		79	
(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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.