



## Plot 3 Poplars Close, Station Road New Waltham, North East Lincolnshire DN36 4PN

A fantastic opportunity to acquire one of these newly built FIVE BEDROOM detached houses situated within the village of New Waltham within easy access of Cleethorpes and Grimsby town centres having a good level of local amenities including shops, pubs and schools including the well regarded Waltham Toll Bar Academy. The accommodation comprises :- entrance hall, lounge, dining area, fitted kitchen, utility room, cloakroom, main bedroom with dressing room and en suite shower room plus two further bedrooms to the first floor, two further bedrooms and cloakroom to the second floor. Driveway and DOUBLE GARAGE. Double glazing and gas central heating system. ARCHITECTS CERTIFICATE. SINGLE HOME STAMP DUTY PAID BY SELLER.

- NEWLY BUILT FIVE BEDROOM DETACHED HOUSE
- SPACIOUS LOUNGE
- DINING ROOM
- FITTED KITCHEN
- UTILITY ROOM
- CLOAKROOM
- DRESSING ROOM TO MAIN BEDROOM
- EN SUITE SHOWER ROOM
- FAMILY BATHROOM
- DOUBLE GARAGE



**Stamp Duty Paid £430,000**

## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

## GROUND FLOOR

### ENTRANCE HALL

Approached via a double glazed entrance door leads into the hall with striking tiled flooring. Tall radiator. Spelled staircase to the first floor with LED lighting.



### ENTRANCE HALL

Additional photo

### LOUNGE

21'9" x 13'5" (6.64m x 4.10m)

This spacious room with striking tiled floor. Double glazed sliding patio doors to the rear give access to the rear garden. Down lights to the ceiling, Tall radiators. Air conditioning unit. Open plan to the dining area.



### LOUNGE

Additional photo



### DINING AREA

8'11" x 7'7" (9'7") (2.74m x 2.32m (2.94m))

Double glazed window to the rear. Radiator. Tiled flooring.

## DINING AREA

Additional photo



## KITCHEN

14'6" x 10'6" (4.42m x 3.21m)

Fitted with range of wall and base units in a fashionable navy finish with contrasting marble style work surface and upstands. Sink unit with mixer tap. Built in appliances include the electric double oven, gas hob with glass splash back and extractor unit over, dishwasher, fridge and freezer. Striking tiled floor. Downlights to the ceiling. Tall radiator.



## KITCHEN

Additional photo



## KITCHEN

Additional photo





### UTILITY ROOM

6'9" x 5'3" (2.07m x 1.61m)

Matching base unit with marble effect work surface and upstands. Stainless steel sink unit with mixer tap. Tiled floor. Plumbing for a washing machine and space for a dryer. Radiator. Double glazed door to the rear gives access to the rear garden.



### CLOAKROOM

Fitted with a wash hand basin inset into the dedicated vanity unit and low flush w/c. Tiled splash backs. Towel radiator. Tiled floor.



### FIRST FLOOR

.

### LANDING

Spelled balustrade and staircase to the second floor landing. Radiator. Double glazed window to the front.



### BEDROOM 1

16'3" x 13'6" (9'10" (4.97m x 4.14m (3.02m) )

Striking tiled floor, radiator. Double glazed window.



### **BEDROOM 1**

Additional photo



### **DRESSING ROOM**

6'9" x 6'3" (2.08m x 1.93m)

Striking tiled floor.

### **EN SUITE SHOWER ROOM**

6'3" x 5'0" (1.93m x 1.54m)

Fitted with a corner cubicle having sliding glass doors, marble style tiling, mains supply shower. Wall hung wash hand basin and low flush w/c. Striking tiled floor. Double glazed window. Radiator.



### **BEDROOM 2**

11'4" x 10'7" (3.47m x 3.25m)

Striking tiled floor, radiator. Double glazed window.



### **BEDROOM 3**

11'4" x 10'7" (3.46m x 3.25m)

Striking tiled floor, radiator. Double glazed window.



### **FAMILY BATHROOM**

10'5" x 7'0" (3.18m x 2.14m)

Fitted with a corner spa bath having a mixer tap, separate shower cubicle having mains rainfall shower over and hand held attachment. Wash hand basin and low flush w/c inset into dedicated vanity units. Striking marble style tiling to the walls. Tiled floor. Double glazed window to the rear. Towel radiator.



### **FAMILY BATHROOM**

Additional photo



### **SECOND FLOOR**

#### **LANDING**

#### **BEDROOM 4**

13'9" (10'11") x 13'7" (4.20m (3.33m) x 4.15m)

Skylight windows to the front and rear. Tiled floor. radiator.



#### **BEDROOM 5**

14'9" x 13'7" (4.52m x 4.15m)

Skylight windows to the front and rear. Tiled floor. radiator.



### **CLOAKROOM**

7'4" x 5'0" (2.24m x 1.54m)

Fitted with a low flush w/c and wash hand basin. Tiled flooring. Skylight window to the rear. Radiator.



### **OUTSIDE**

### **DOUBLE GARAGE**

### **SITE PLAN**

### **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 BAND**

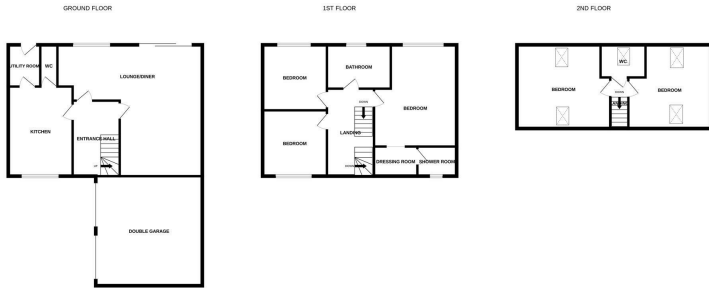
Council Tax Band - to be confirmed

### **VIEWING ARRANGEMENTS**

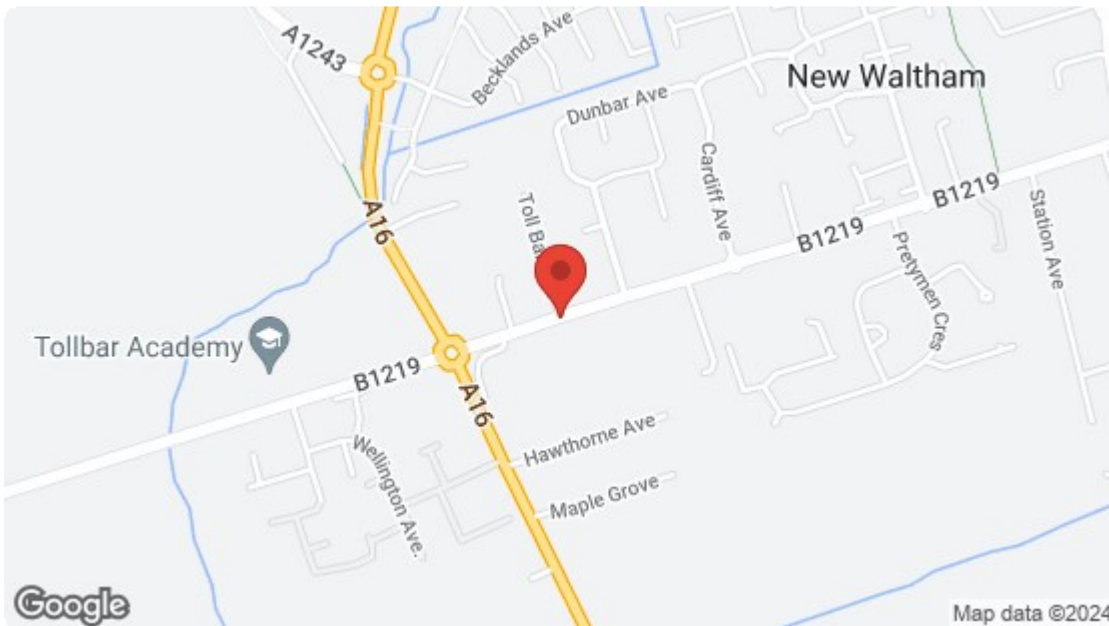
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

### **OPENING TIMES**

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



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, walls, doors and any other items are approximate and are to be used only as a guide for prospective purchasers. The plans 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 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.  
 Made with Mapogen 12024



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