



## Plot 5 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 and cloakroom 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. CHOICE OF KITCHEN AND BATHROOM FITTINGS SINGLE HOME STAMP DUTY PAID BY SELLER

**Stamp Duty Paid £435,000**

- 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



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Illustration photo



#### ENTRANCE HALL

Additional photo



#### LOUNGE

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

Illustration photo



#### LOUNGE

Additional photo



#### DINING AREA

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

**KITCHEN**

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

Illustration photo



**KITCHEN**

Additional photo



**UTILITY ROOM**

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

Illustration photo



**CLOAKROOM**

Illustration photo



**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) )

Illustration photo



### BEDROOM 1

Additional photo



### DRESSING ROOM

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

### EN SUITE SHOWER ROOM

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

Illustration photo



**BEDROOM 2**

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

Illustration photo



**BEDROOM 3**

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

Illustration photo



**FAMILY BATHROOM**

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

Illustration photo



**FAMILY BATHROOM**

Additional photo



**SECOND FLOOR**

**LANDING**

#### **BEDROOM 4**

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

Illustration photo



#### **BEDROOM 5**

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

Illustration photo



#### **CLOAKROOM**

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

Illustration photo



#### **OUTSIDE**

#### **DOUBLE GARAGE**

#### **SITE PLAN**

#### **CHOICE OF KITCHEN AND BATHROOMS**

There is a generous allowance of £30,000 to choose kitchen fittings with TURNBULLS BUILDERS MERCHANTS IN BRIGG

#### **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**

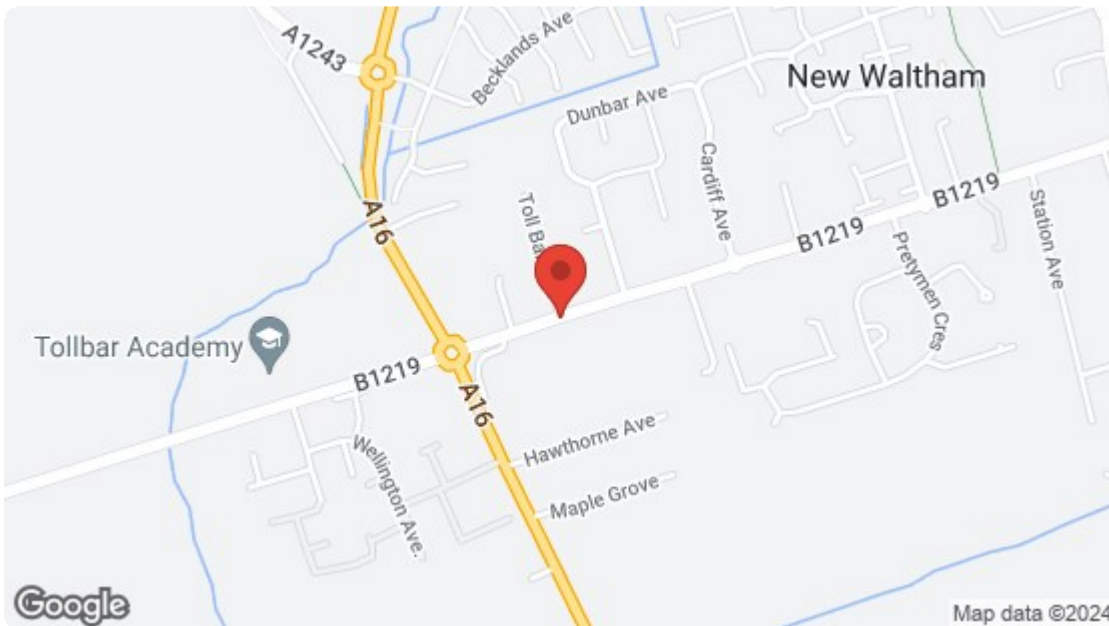
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

#### **OPENING TIMES**

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



While every effort has been made to ensure the accuracy of the floor plans, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. The data for this plan is provided for guidance only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency. See also EPC.



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 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.