



Plot 6 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. CHOICE OF KITCHEN FITTINGS. SINGLE HOME STAMP DUTY PAID BY SELLER.

Stamp Duty Paid £430,000

- 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

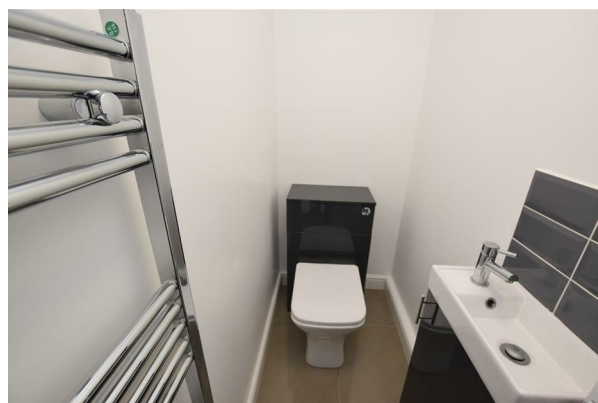
6'9" x 5'3" (2.07m x 1.61m)

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

There is a generous allowance of £15,000 to choose kitchen fittings with TURNBULLS BUILDERS MERCHANTS IN BRIGG

ALLOWANCE

There is an allowance TBC for the kitchens and bathrooms 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

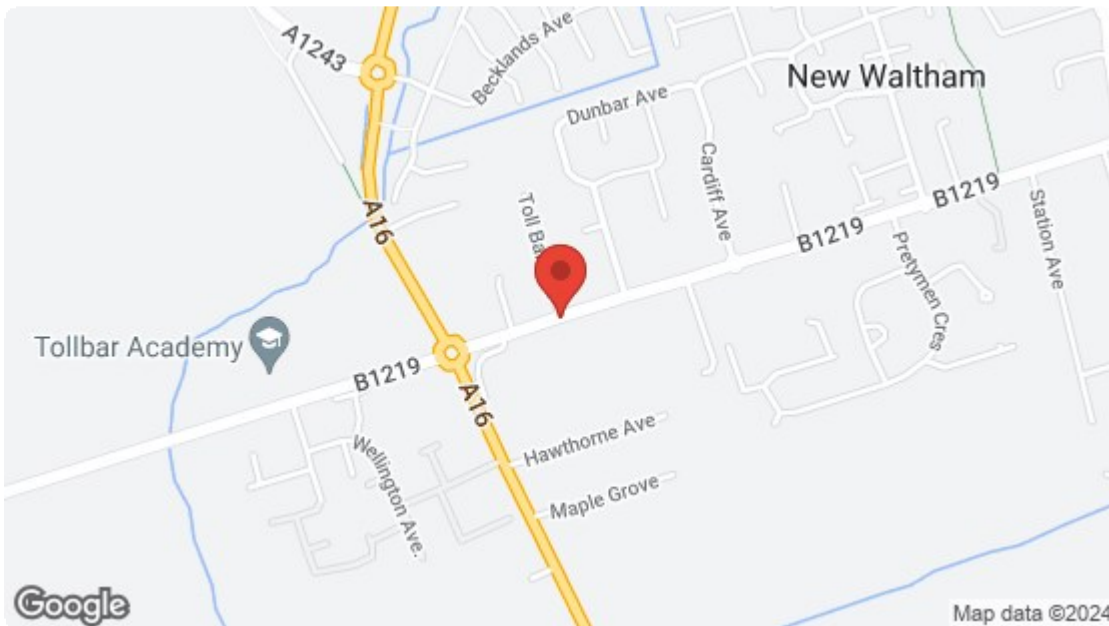
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

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



While every 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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 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.