



13 Martin Way

New Waltham, North East Lincolnshire DN36 4WN

OFFERED WITH NO FORWARD CHAIN We are delighted to offer for sale this extended modern four-bedroom detached family home in the heart of New Waltham village. With easy access to Grimsby and Cleethorpes, it's situated in a sought-after location, perfect for highly regarded schools and all local amenities that the village has to offer. The property boasts gas central heating, uPVC double glazing, and versatile family living space. The modern kitchen diner has an open arched doorway leading to a large family room which offers an ideal space for dining, relaxing, or entertaining. Additionally, there's a separate lounge and cloakroom. Upstairs, four double bedrooms, including a master with an modern en suite bathroom featuring a luxury walk-in shower and freestanding bath, as well as a separate family bathroom. Set on a larger-than-average plot with an integral garage and utility area, the open-plan front garden has a paved driveway for off-road parking, while the southerly facing rear garden with a paved patio is perfect for entertaining. Viewing is a must to appreciate the full scope of this property.

No Onward Chain £315,000

- EXTENDED DETACHED FAMILY HOME
- SOUGHT AFTER VILLAGE LOCATION
- KITCHEN DINER
- FAMILY LIVING DINING ROOM
- RECEPTION LOUNGE
- CLOAKROOM
- FOUR DOUBLE BEDROOMS
- MASTER MODERN EN SUITE BATHROOM
- FAMILY BATHROOM
- SOUTHERLY FACING REAR GARDEN



DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

GROUND FLOOR

ENTRANCE

Accessed via a half glazed uPVC door into the reception hallway.

HALLWAY

Having solid Oak flooring, coved ceiling and radiator. connecting door to the integral garage. Carpeted returned staircase with open wooden spindle balustrade leading to the first floor.



CLOAKROOM/W.C.

5'11" x 2'5" (1.81 x 0.76)

Benefitting from a white two piece suite which comprises of; Low flush wc and hand wash basin. Finished with solid Oak flooring, radiator and uPVC double glazed window to the side aspect. Alarm panel.



LOUNGE

15'11" x 10'8" (4.87 x 3.26)

The reception lounge provides the ideal adult relaxing area with a uPVC double glazed window to the front aspect, coved ceiling, carpeted flooring and radiator.



LOUNGE

Additional Photograph



KITCHEN DINER

15'5" x 8'11" (4.71 x 2.72)

The dining kitchen benefits from a range of Grey fronted wall and base units with contrasting work surfaces which extend to hand breakfast bar. Incorporating a composite sink and drainer, electric hob with extractor hood above and electric fan assisted oven beneath and has ample space for a freestanding fridge freezer. Finished with modern tones to the walls, wood effect laminate flooring, radiator and two uPVC double glazed windows over looking the rear garden. u1 pvc double glazed side access door.



KITCHEN DINER

Additional Photograph



KITCHEN DINER

Additional Photograph



KITCHEN DINER

Additional Photograph



FAMILY LIVING DINING ROOM

23'10" x 18'1" (l-shaped) (7.28 x 5.53 (l-shaped))

This versatile room provides ample space for a growing family, at present being used as a sitting and dining room. It offers further accommodation for a growing family. Dual aspect uPVC double glazed windows which include one to the front, two to the rear and a glazed uPVC door with side light panels overlooking the southerly facing rear garden. Finished with solid Oak flooring, coved ceiling and two radiators.



FAMILY LIVING DINING ROOM

Additional Photograph



FAMILY LIVING DINING ROOM

Additional Photograph



FAMILY LIVING DINING ROOM

Additional Photograph



FIRST FLOOR

FIRST FLOOR LANDING

Having continued carpeted flooring and wooden open spindle balustrade. uPVC double glazed window to the side aspect, handy airing cupboard and loft access to the ceiling.



MASTER BEDROOM

16'5" x 10'11" (5.02 x 3.34)

The largest of the four bedrooms has a uPVC double glazed window to the front aspect, carpeted flooring built in storage wardrobe and radiator. Connecting door to the en suite bathroom.



MASTER BEDROOM

Additional Photograph



EN SUITE BATHROOM

14'2" x 8'9" (4.34 x 2.68)

This modern addition to the property benefits from a white four piece suite comprising of; Large walk in rainfall shower with glazed screens, freestanding bath, low flush wc with hidden cistern and counter top hand wash basin set above a modern vanity unit. Finished with modern stone effect tiling to the walls and floor, dual aspect uPVC double glazed windows, heated chrome effect toe rail and extractor fan.



EN SUITE BATHROOM

Additional Photograph



BEDROOM TWO

17'11" x 9'6" (5.47 x 2.90)

Located to the rear of the property with two uPVC double glazed windows and ideal for a going teenager proving enough room for sleeping area and lounge area. Finished with carpeted flooring and radiator.



BEDROOM TWO

Additional Photograph



BEDROOM THREE

11'5" x 10'2" (3.50 x 3.10)

The third double bedroom has carpeted flooring, radiator fitted and a uPVC double glazed window to the front aspect.



BEDROOM FOUR

9'5" x 8'1" (2.88 x 2.47)

Presently used as a dressing room, with a uPVC double glazed window to the rear, carpeted flooring and radiator.



FAMILY BATHROOM

6'9" x 6'0" (2.08 x 1.84)

Benefitting from a white three piece suite which comprises of; Panel bath with shower over, pedestal hand wash basin and low flush wc. Having part tiled walls, vinyl flooring, radiator, extractor fan and uPVC double glazed window to the rear.



GARAGE

Having a connecting door to the reception hallway and up and over door to the front. Housing the wall mounted boiler and utility area with plumbing for an automatic washing machine.

OUTSIDE

GARDENS

The property sits on a wide plot with an open plan front garden. Having red brick oved driveway leading to the garage and providing ample off road parking for two vehicles. The rest of the garden is laid to lawn with mature planting and a beautiful blossom tree. The private southerly facing rear garden has fenced boundaries and is mainly laid to lawn with mature planting to the borders and paved patio area providing an ideal evening retreat after a busy day at work.



GARDENS

Additional Photograph



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 D

VIEWING ARRANGEMENTS

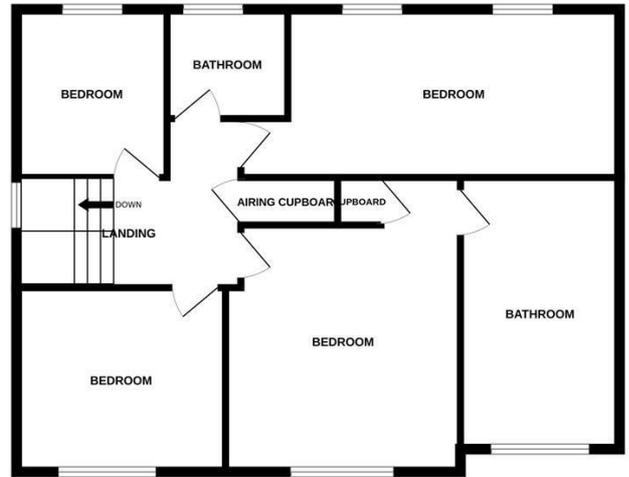
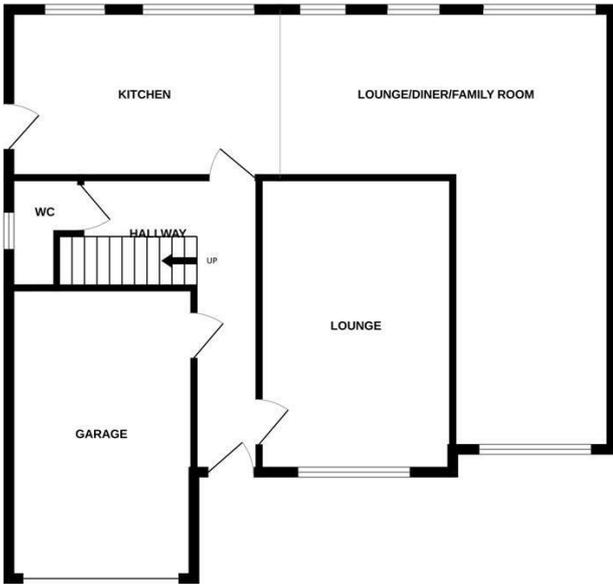
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

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			84
(81-91) B		70	
(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.