



## 3 Lime Tree Close New Waltham, North East Lincolnshire DN36 4FZ

A rare opportunity to purchase this MODERN FOUR BEDROOM SEMI DETACHED DORMER BUNGALOW situated in the exclusive cul de sac of Lime Tree close, New Waltham built by the John Collis Group and with in easy access of what the village has to offer in amenities and highly regarded school catchments. The property is finished to a high specifications to include under floor heating, modern blinds, Oak doors, security alarm, CCTV and benefits from gas central heating and uPVC double glazing. the accommodation briefly comprises of; Reception hallway, living kitchen diner, lounge, cloakroom/w.c., Master suite to the ground floor with en suite shower room and to the first floor three double bedrooms and large family bathroom with freestanding bath. Open plan front garden and private rear garden with paved patios and under cover gazebo ideal for all season entertaining. Detached garage. Viewing is highly recommended.

**£334,950**

- MODERN FOUR BEDROOM FAMILY HOME
- SEMI DETACHED
- CUL DE SAC LOCATION
- LIVING KITCHEN DINER
- LOUNGE
- MASTER BEDROOM WITH EN SUITE
- CLOAKROOM
- THREE FURTHER DOUBLE BEDROOMS
- FAMILY BATHROOM
- PRIVATE REAR GARDEN DETACHED GARAGE



### 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

#### ENTRANCE

Access via a composite door with glazed feature and side light window leading into the reception hallway.



#### RECEPTION HALLWAY

The hallway has tiled flooring with under floor heating and returned stair case with white wooden spindle balustrade with Oak hand rail. Solid Oak connecting doors.



#### LIVING KITCHEN DINER

24'6" x 20'2" (l shaped) (7.48 x 6.15 (l shaped))

This L-Shaped living kitchen diner is truly the hub of the family home and provides a family space for cooking, dining and relaxing. The modern kitchen benefits from a range of Grey and white high gloss wall base units with white quartz work tops and upstands extending to a handy breakfast bar having feature pendant lights. Incorporating a inset sink and drainer, with electric induction hob with modern black glass extractor hood, double electric fan assisted oven, dishwasher, automatic washing machine and water softener. Ample space for an American fridge freezer. Space for a family dining table and and lounge area. Finished with tiled flooring and under floor heating, down lights to the ceiling, dual aspect uPVC double glazed windows and bi-fold doors with feature glazed gable end. An ideal relaxing or entertaining area that leads to the private rear garden.



#### LIVING KITCHEN DINER

Additional Photograph



**LIVING KITCHEN DINER**

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Additional Photograph



**LIVING KITCHEN DINER**

Additional Photograph



### LOUNGE

16'9" x 12'6" (5.13 x 3.83)

The lounge is to the front of the property and has a uPVC double glazed bay window with fitted modern blinds, carpeted flooring and under floor heating.



### LOUNGE

Additional Photograph



### CLOAKROOM/WC

7'11" x 3'2" (2.43 x 0.99)

Having continued tiled flooring with under floor heating and benefitting from a white two piece suite comprising of; Low flush wc and modern rectangular hand wash basin set above a modern grey gloss vanity unit. Finished with down lights to the ceiling and extractor fan.



### BEDROOM ONE (GROUND FLOOR)

11'5" x 10'4" (3.50 x 3.15)

The ground floor master bedroom has a uPVC double glazed window to the front aspect and is fitted with modern blinds finished with carpeted flooring and a connecting door to the en suite.



### EN SUITE SHOWER ROOM (GROUND FLOOR)

7'10" x 2'11" (2.39 x 0.91)

Benefitting from a white three piece suite comprising of; Walk in shower with rainfall head and glazed screen, modern tiled splashbacks, hand wash basin with modern vanity unit beneath and low flush wc. Finished with modern tiling to the walls and floor. Under floor heating and extractor fan.



### FIRST FLOOR

#### FIRST FLOOR LANDING

Carpeted flooring and doors leading to the further accommodation.

#### BEDROOM TWO

13'11" x 10'11" (4.26 x 3.35)

The second double bedroom has a uPVC double glazed window to the front aspect with fitted modern blind, carpeted flooring, radiator and built in wardrobes with sliding mirrored doors. Loft access into the eaves.



#### BEDROOM TWO

Additional Photograph



#### BEDROOM THREE

12'9" x 11'11" (3.90 x 3.64)

Another double bedroom with uPVC double glazed window to the rear with fitted modern blinds, carpeted flooring, radiator and built in white wardrobes with desk area.



## BEDROOM FOUR

12'9" x 11'11" (3.90 x 3.64)

The final double bedroom is again to the rear of the property with a uPVC double glazed window with modern fitted blinds, carpeted flooring, radiator and built in white wardrobes with desk area.



## FAMILY BATHROOM

13'0" x 7'9" (3.97 x 2.37)

Large family bathroom benefitting from a white four piece comprising of; Large walk in shower with glazed screen and rainfall shower, floating hand wash basin, freestanding modern shaped bath with hand shower attachment and a low flush wc. Finished with a uPVC double glazed window to the side aspect, fully tiled walls and floor, two heated towel rails, handy vanity storage unit and extractor fan.



## FAMILY BATHROOM

Additional Photograph



## OUTSIDE

### GARDENS

The property sits with an open plan front garden which is laid to lawn, paved driveway leading to the garage providing off road parking for two vehicles and wooden gate leading to the private rear garden. The rear garden has fenced boundaries and is mainly laid with paved pathways and paved patios in front of the bi-fold doors extending to a larger patio with roofed gazebo above and onto a sunken sunbed area. The gazebo provides an outside entertaining area for all weathers. Pickett fence to a separated area with artificial grass.



## **GARDENS**

Additional Photograph



## **GARDENS**

Additional Photograph



## **GARAGE**

17'8" x 9'8" (5.39 x 2.96)

Brick built garage with electric up and over door, fitted with electric and lighting and having a side access door.

## **MANAGEMENT FEE**

Management company fee of £150 pa for the maintenance of the common areas, running of the company and relevant insurances. Please consult us for further details.

## **COUNCIL TAX BAND**

Council Tax Band D

## **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.

## **VIEWING ARRANGEMENTS**

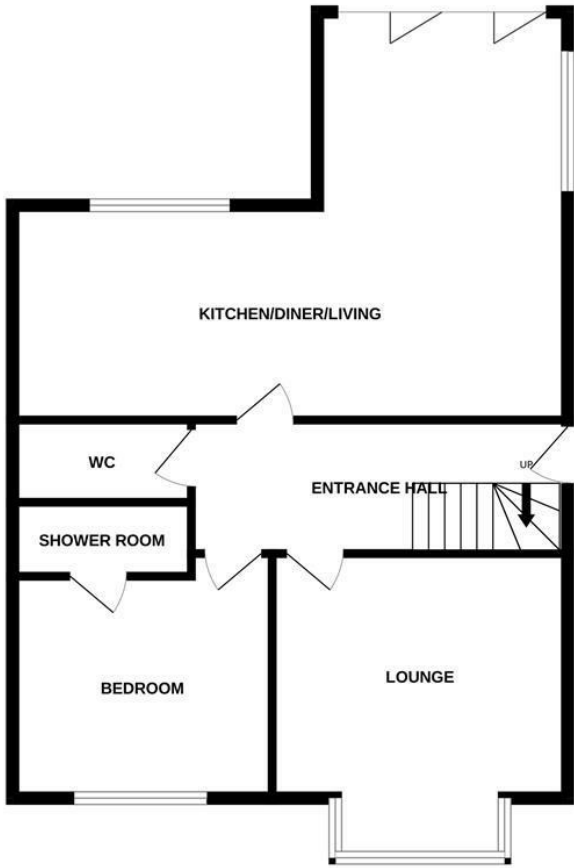
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

## **OPENING TIMES**

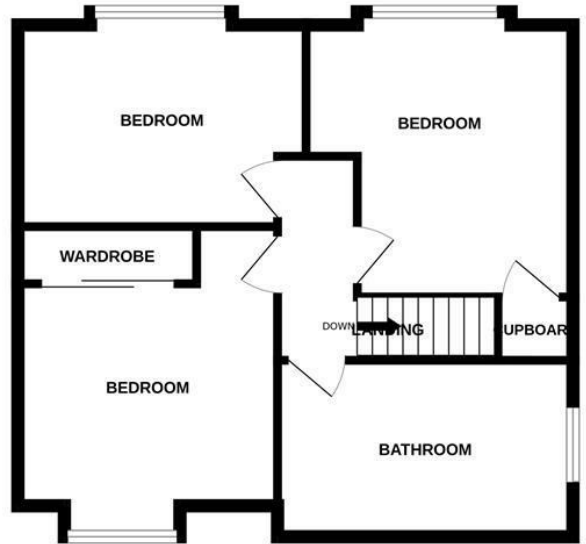
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



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) <b>A</b>			93
(81-91) <b>B</b>		84	
(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 firms 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.