



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

Located on this small and exclusive development, constructed by The John Collis Group is this fabulous Individually designed DETACHED FOUR BEDROOM FAMILY HOME, standing on an excellent sized established plot. The very spacious and well presented accommodation includes: Impressive entrance hall, cloaks/wc, home office, formal lounge, living dining kitchen and utility room to the ground floor, plus a master bedroom suite with dressing area and en suite shower room, three double bedrooms and a good sized family bathroom/wc. Gas central heating system (underfloor heating to the ground floor). Double glazing. Security alarm. Double garage with excellent additional off road parking. Large front garden plus enclosed rear and side gardens. NO FORWARD CHAIN.

Offers Around £525,000

- EXCLUSIVE SMALL DEVELOPMENT IN POPULAR VILLAGE LOCATION
- DETACHED FAMILY HOME
- EXCELLENT ESTABLISHED PLOT
- LOUNGE & HOME OFFICE
- LIVING DINING KITCHEN
- UTILITY ROOM & CLOAKS/WC
- MASTER BEDROOM SUITE
- THREE FURTHER BEDROOMS & FAMILY BATHROOM/WC
- DOUBLE GARAGE
- NO FORWARD CHAIN



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.

AERIAL VIEW



ENTRANCE TO THE DEVELOPMENT



ACCOMMODATION

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MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

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ENTRANCE PORCH

Electric car point. Approached via two composite entrance doors into the entrance hall.

ENTRANCE HALL

This hallway has a tiled floor with under floor heating and oak staircase which leads up to the first floor having useful storage cupboard below.



ENTRANCE HALL

Additional photo



CLOAKS/WC

Fitted with a vanity unit and a low flush wc. Partially tiled walls and tiled floor with under floor heating. Hand held shower spray. Double glazed window.



HOME OFFICE (FRONT)

13'10" x 7'1" (4.24 x 2.18)

Double glazed window to the front elevation. Tiled floor with under floor heating.



FORMAL LOUNGE (REAR)

16'4" x 14'1" (5 x 4.3)

This fabulous formal lounge has two double glazed window to the side elevation plus double glazed french door which opens onto the rear patio area. Under floor heating. The focal point of this room is the contemporary electric wall mounted fire set behind a glass screen together with three vertical fluted wall panels.



LOUNGE

Additional photo



LIVING DINING KITCHEN

31'2" x 17'10" (9.5 x 5.44)

A stunning open plan area has viewings over the rear enclosed garden via bi folding double glazed doors and again has a tiled floor with under floor heating throughout, There is ample space for living and dining together with a superbly fitted kitchen having an abundance of Stone coloured base and wall cupboards incorporating a built in microwave and an induction hob with an extractor above. The striking granite work surfaces inset with a stainless steel sink unit which extends to form a useful breakfast bar area. A matching unit houses the American fridge/freezer which is included in the sale. Double glazed window to the kitchen area.



LIVING DINING KITCHEN

Additional photo



LIVING DINING KITCHEN

Additional photo



KITCHEN AREA PHOTO

Additional photo



KITCHEN AREA PHOTO

Additional photo



UTILITY ROOM/HOT KITCHEN

6'2" x 9'8" (1.88 x 2.97)

This additional kitchen area/utility room is fitted with the same Stone base and wall units incorporating an integrated dishwasher and washing machine together with a built in single electric oven, gas hob with an extractor fan above. Mottled granite work surfaces inset with a stainless steel sink unit. A matching wall cupboard houses the gas fired boiler. Tiled floor with under floor heating. Double glazed window and door.



UTILITY ROOM/HOT KITCHEN

Additional photo



FIRST FLOOR

LANDING

The oak spelled staircase leads up from the ground floor. Storage cupboard. Radiator.



MASTER BEDROOM SUITE

16'11" x 17'8" (5.18 x 5.4)

This stunning master bedroom suite has space for a dressing area and has two double glazed windows and radiator.



MASTER BEDROOM SUITE

Additional photo



DRESSING AREA PHOTO



EN SUITE SHOWER ROOM/WC

6'3" x 10'0" (1.92 x 3.07)

Fitted with a large walk in tiled shower area having a glass fronted screen to the front, a twin headed shower and a superb vanity unit comprising a concealed wc, a semi recessed sink and useful cupboards. Hand held shower spray. Part tiling to walls. Tiled floor. Heated towel rail. Double glazed window.



EN SUITE SHOWER ROOM

Additional photo



BEDROOM 2 (REAR)

14'1" x 12'2" (4.3 x 3.73)

Double glazed window. Radiator.



BEDROOM 3 (FRONT)

12'0" x 14'6" (3.66 x 4.42)

Double glazed window. Radiator.



BEDROOM 3

Additional photo



BEDROOM 4 (REAR)

12'9" x 7'8" (3.9 x 2.36)

Double glazed window. Radiator.



FAMILY BATHROOM/WC

9'2" x 12'7" (2.8 x 3.86)

An excellent sized family bathroom fitted with a panelled bath with a glass screen and shower above and a vanity unit comprising a concealed wc and semi recessed sink with cupboards below. Fully tiled walls. Heated towel rail. Inset spot lights to ceiling. Tiled floor. Double glazed window.



FAMILY BATHROOM/WC



OUTSIDE



DOUBLE GARAGE

18'2" x 18'3" (5.56 x 5.57)

Electric door to the front, light and power and a personal door to the side.



FRONT GARDEN PHOTO



THE GARDENS

As previously mentioned the property stands on an excellent plot on this small and exclusive development which is approached through oak carved pillars on to a private block paved driveway. The fore garden of this property contains a large paved driveway which leads to the garage also at the front and in additional there is a superb lawned area inset with established trees which provides natural shelter from the west facing sun and the road. The enclosed rear garden is again lawned inset with two mature Monkey trees and borders of bushes and shrubbery. Situated close to the house is a substantial block paved patio area ideal for outside entertaining.

THE GARDENS

Additional photo



THE GARDENS

Additional photo



COUNCIL TAX BAND & EPC RATING

Council Tax Band - F

EPC - B

TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold, although there is a private management company which is administrated by the residents for maintenance of the common areas etc. 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

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. (This could change in future years)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	91
(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 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.