



## 15 Garrick Lane New Waltham, N E Lincs DN36 4WD

Situated on this ever popular development is this superb THREE BEDROOM DETACHED HOUSE within the village of New Waltham having a wealth of local amenities including shops, schools and public house. The beautifully presented accommodation is ready to move into and comprises :- entrance hall, cloakroom, lounge, newly fitted kitchen in 2023, sitting / dining room, conservatory, three good sized bedrooms, en suite to main bedroom and family bathroom. Attractive gardens, double width driveway and GARAGE. Gas central heating system (New boiler fitted 2023) and new double glazing (2022). Early viewing is highly recommended.

**£268,950**

- SUPERB DETACHED HOUSE
- THREE BEDROOMS
- NEWLY FITTED KITCHEN
- LOUNGE
- SITTING / DINING ROOM
- CONSERVATORY
- EN SUITE SHOWER ROOM
- FAMILY BATHROOM
- DOUBLE WIDTH DRIVEWAY
- GARAGE



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

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## GROUND FLOOR

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### ENTRANCE HALL

Approached via a composite entrance door leading into the entrance hall with striking grey wood effect flooring, staircase to the first floor landing with useful under stair cupboard. Radiator.



### CLOAKROOM

Fitted with a low flush w/c and wash hand basin inset into dedicated vanity unit. Double glazed window to the side. Radiator.



### LOUNGE

14'0" x 11'7" (4.27m x 3.54m)

Featuring a granite style surround with living flame effect pebble style gas fire. Double glazed window to the rear, radiator. Coving to the ceiling.



### LOUNGE

Additional photo





### FITTED KITCHEN

10'11" x 10'9" (3.35m x 3.30m)

Recently fitted kitchen offering a range of modern wall and base units in a cream finish with contrasting work surface incorporating the right hand side sink unit with mixer tap. Tiled splash backs. Built in double oven, 5 ring gas hob with extractor unit over, dishwasher and wine cooler. Plumbing for a washing machine. Double glazed window to the front. Coving to the ceiling. Open plan through to the sitting / dining room.



### FITTED KITCHEN

Additional photo



### FITTED KITCHEN

Additional photo



### SITTING / DINING ROOM

18'9" x 8'10" (5.74m x 2.70m)

Striking wood effect flooring. Coving to the ceiling, radiator. Double glazed door with matching side panels and over lights gives access to the conservatory.

## SITTING / DINING ROOM

Additional photo



## CONSERVATORY

9'10" x 9'3" (3.00m x 2.82m)

A double glazed conservatory with vaulted ceiling, French doors to the side gives access to the rear garden. Striking wood effect flooring.



## FIRST FLOOR

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## LANDING

Double glazed window to the side.



### BEDROOM 1

11'8" x 10'9" (3.56m x 3.30m)

Double glazed window to the rear, radiator.



### EN SUITE SHOWER ROOM

Fitted shower cubicle with glass door, wash hand basin inset into dedicated vanity unit and low flush w/c. Fully tiled walls, tiled floor. Towel radiator.



### BEDROOM 2

14'11" x 9'4" (4.56m x 2.87m)

Double glazed window to the rear, radiator.



### BEDROOM 2

Additional photo





### BEDROOM 3

10'10" x 7'11" (3.31m x 2.42m)

Double glazed window to the front, radiator. Built in wardrobe.



### BEDROOM 3

Additional photo



### FAMILY BATHROOM

8'3" x 4'11" (2.52m x 1.50m)

Fitted with a modern white suite comprising of bath, pedestal wash hand basin and low flush w/c. Fully tiled walls. Double glazed window to the front. Towel radiator.



### OUTSIDE



## **GARDENS**

The property has a neat landscaped front garden being lawned with manicured conifer trees. A broken slate bed, paved pathway leading to the front door. Graveled double width driveway with timber gates leading to the GARAGE. The rear garden enjoys a good degree of privacy with established trees to the rear. A neat lawn with inset and border beds having ornamental plants, shrubs and trees. A paved patio are ideal for outside entertaining with additional decked area to the rear corner. Outside tap.



## **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

## **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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		66
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.