



Plot 88. 26 House Martin Avenue Waltham, Grimsby, North East Lincolnshire DN37 0FL

****LARGE FOUR BEDROOM DETACHED HOME****

Welcome to a remarkable opportunity to purchase a spacious four-bedroom detached home on a sought-after development crafted by Cyden Homes. This residence boasts a generous family living space, a well-appointed kitchen diner opening to a sunroom, utility room, a comfortable lounge, and a cloakroom. Upstairs, discover four bedrooms, including a master with an en suite, and a family bathroom. Complete with a single garage. This property is ideally located in the village of Waltham with its amenities, cafes, bars and highly regarded schools. Don't miss the chance schedule your viewing for this anticipated completion in Spring 2025.

£309,950

- NEW PRICE !! READY NOW !!
- HIGH SPECIFICATION
- FLOOR TILES TO KITCHEN & UTILITY ROOM INCLUDED!
- FLOOR TILES TO HALLWAY & CLOAKROOM INCLUDED!
- FLOOR TILES TO SUNROOM INCLUDED!
- FLOOR TILES TO DINING ROOM INCLUDED!
- UPGRADED MAIN BATHROOM SPECIFICATION INCLUDED!
- CARPETS INCLUDED!
- ANTICIPATED COMPLETION SPRING 2025
- TURF INCLUDED! GATE INCLUDED!



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

GROUND FLOOR

ENTRANCE

CLOAKS/W.C.

6'3" x 2'10" (1.92 x 0.87)

KITCHEN DINER

20'6" x 9'4" (6.25 x 2.85)



KITCHEN



DINING

UTILITY ROOM

6'8" x 5'3" (2.04 x 1.61)

SUNROOM

12'0" x 10'0" (3.67 x 3.07)

LOUNGE

20'6" x 11'5" (6.25 x 3.50)



LOUNGE

FIRST FLOOR

FIRST FLOOR LANDING

BEDROOM ONE

10'2" x 11'8" (3.12 x 3.56)



EN SUITE

6'7" x 5'5" (2.02 x 1.67)



BEDROOM TWO

10'11" x 10'5" (3.35 x 3.20)



BEDROOM THREE

9'8" x 7'6" (2.95 x 2.30)



BEDROOM FOUR

12'3" x 6'2" (3.75 x 1.89)



BATHROOM

6'1" x 6'2" (1.87 x 1.89)



OUTSIDE

GARAGE

SITE MAP



COUNCIL TAX BAND

Council Tax Band NOT YET SET

TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold, although there will be a management company for the grass cutting of the common areas etc. Confirmation / verification has been requested. Please consult us for further details.

CYDEN HOMES FREEHOLD MANAGEMENT

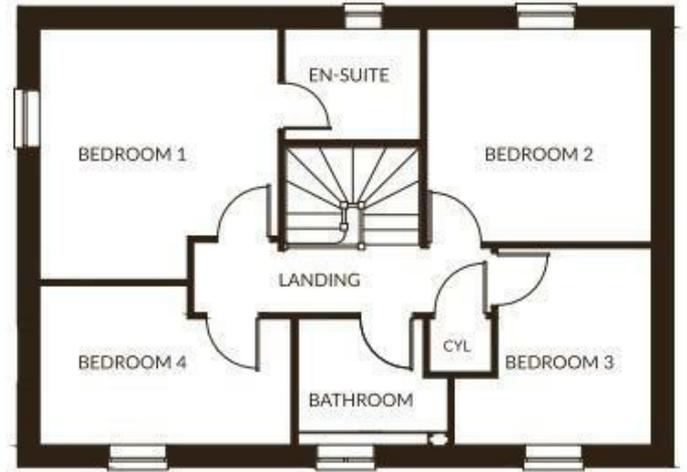
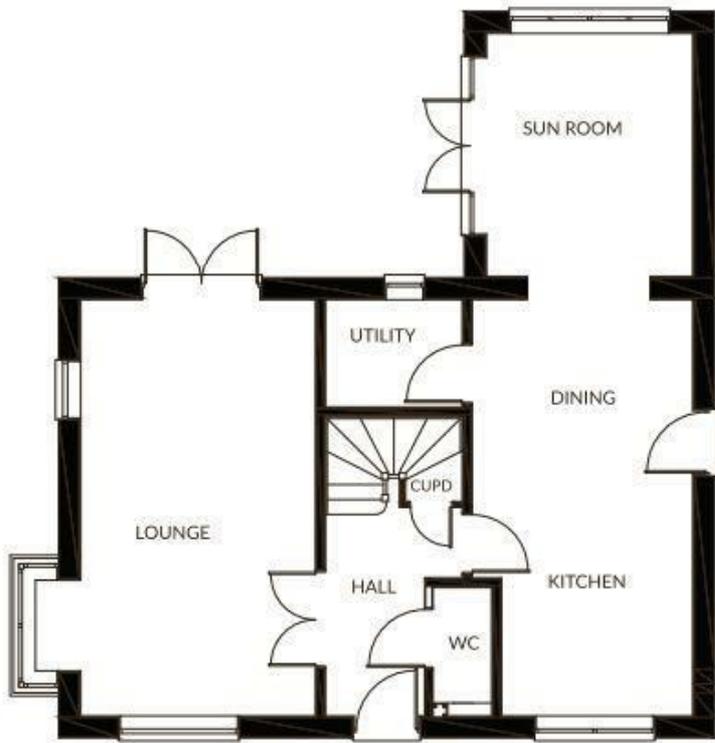
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VIEWING ARRANGEMENTS

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			
(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			
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	
		85	85

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.