



## Plot 151, 26 Kestrel Drive Waltham, North East Lincolnshire DN37 0FF

**\*\* NEW TO THE MARKET \*\*** Cyden Homes are delighted to present this attractive FOUR BEDROOM DETACHED family home, located on the popular Waltham Development of The Hyde. Finished to a high specification throughout comprising of a spacious versatile open plan living area to include; kitchen, dining area and snug, separate lounge, utility, cloakroom and study. FOUR spacious bedrooms with a good sized EN-SUITE, three further bedrooms, family bathroom. This JASPER offers, spacious garden and a single brick garage, 10-year new home warranty and double-glazed windows.

**£344,950**

- NEW RELEASE
- SOLAR PV PANELS
- BRITISH MADE KITCHEN BY OMEGA!
- APPLIANCES BY NEFF!
- REAL OAK VENEER DOORS TO THE GROUND FLOOR
- CONTEMPORARY KITCHEN/DINING ROOM
- FAMILY BATHROOM & EN SUITE
- SNUG AREA
- BRICK 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.

**PHOTOGRAPHS**

All the photographs on this brochure are for illustrations purposes only.

**ACCOMMODATION**

**ENTRANCE**

**HALLWAY**

**LOUNGE**

18'4" x 11'1" (5.60 x 3.38)

**LOUNGE**



**DINING/SNUG**

25'6" x 8'11" (7.78 x 2.74)

**KITCHEN**

11'11" x 10'0" (3.64 x 3.06)



**KITCHEN**



## KITCHEN



## UTILITY

6'4" x 6'1" (1.95 x 1.86)

## STUDY

9'4" x 6'4" (2.87 x 1.95)



## BEDROOM ONE

14'3" x 11'3" (4.36 x 3.45)



## EN-SUITE

7'4" x 6'3" (2.25 x 1.92)



**BEDROOM TWO**

13'4" x 10'4" (4.07 x 3.15)



**BEDROOM THREE**

10'10" x 9'1" (3.32 x 2.79)



**BEDROOM FOUR**

11'10" x 8'11" (3.61 x 2.74)



**FAMILY BATHROOM**

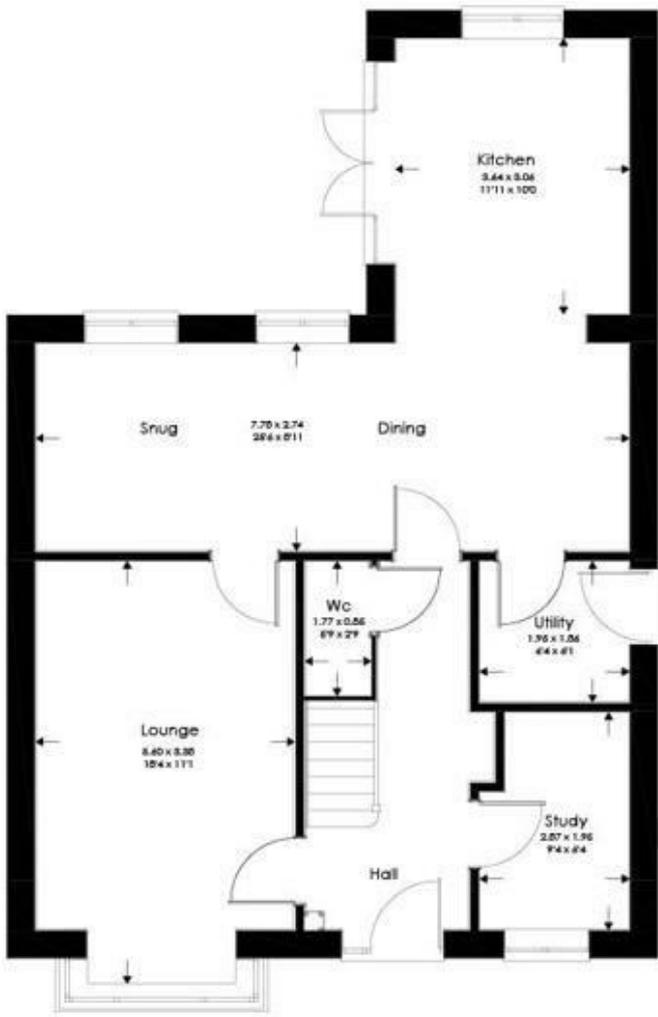


**GARDEN**

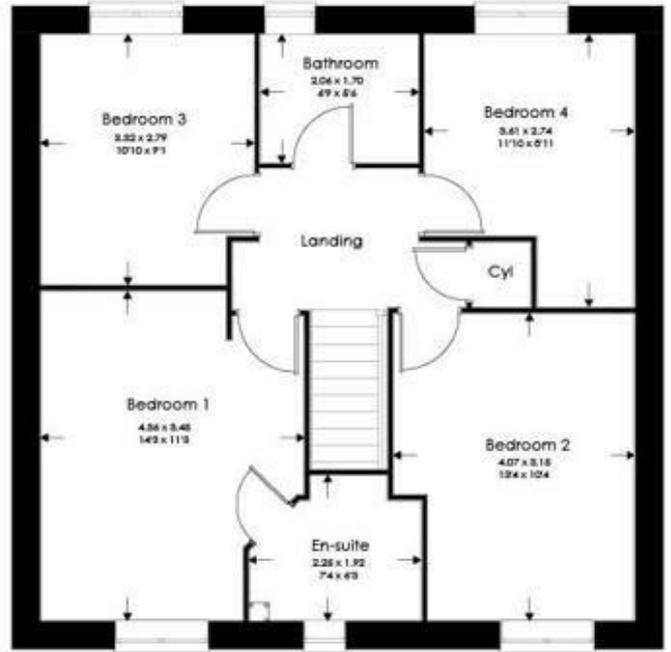


**OUTSIDE**

**GARAGE**



GROUND FLOOR



FIRST FLOOR



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 <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 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.