



Plot 153, 30 Kestrel Drive Grimsby, North East Lincolnshire DN37 0FF

** 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, study and the convenience of a cloakroom. Upstairs, discover four bedrooms, including a master with an en suite, and a family bathroom. Complete with a double garage and long driveway providing ample parking, this property is ideally located near Waltham village with its amenities, cafes, bars, and highly regarded schools. Don't miss the chance schedule your viewing for this anticipated completion in Summer 2026.

£369,950

- **** NEW TO THE MARKET ****
- **ENHANCED SPECIFICATION WITH SOLAR PV PANELS**
- **EXECUTIVE DETACHED FAMILY HOME**
- **NEFF APPLIANCES**
- **CHOICE OF SILESTONE WORKTOPS**
- **KITCHEN FLOOR TILES**
- **SPACIOUS LOUNGE**
- **SUNROOM/ SECOND ROOM**
- **UTILITY ROOM**
- **DOUBLE GARAGE**



MEASUREMENTS

All measurements are approximate.

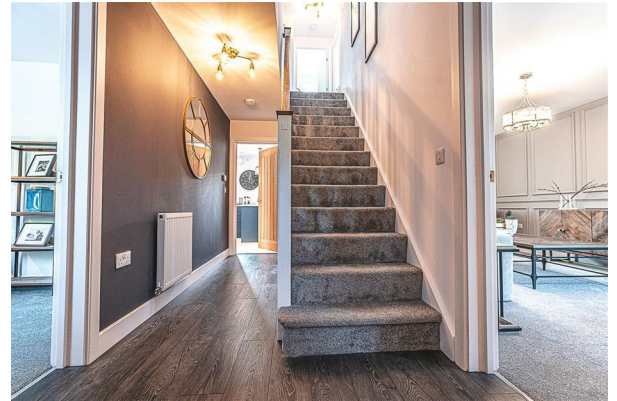
PHOTOGRAPHS

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

ACCOMMODATION

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ENTRANCE HALL



KITCHEN DINER

26'7" x 19'7" (8.12 x 5.98)



KITCHEN DINER

ADDITIONAL PHOTOGRAPHS



KITCHEN DINER

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SUNROOM

9'0" x 8'0" (2.75 x 2.44)



UTILITY

8'0" x 5'5" (2.44 x 1.66)



LOUNGE

10'11" x 16'11" (3.35 x 5.16)



LOUNGE

ADDITIONAL PHOTOGRAPH



STUDY

8'0" x 9'0" (2.44 x 2.75)



BEDROOM ONE

11'2" x 14'9" (3.41 x 4.50)



BEDROOM ONE

ADDITIONAL PHOTOGRAPH



ENSUITE

7'0" x 6'5" (2.15 x 1.97)



BEDROOM TWO

8'2" x 14'1" (2.50 x 4.30)



BEDROOM THREE

10'5" x 11'1" (3.20 x 3.40)



BEDROOM FOUR

8'3" x 11'9" (2.53 x 3.60)

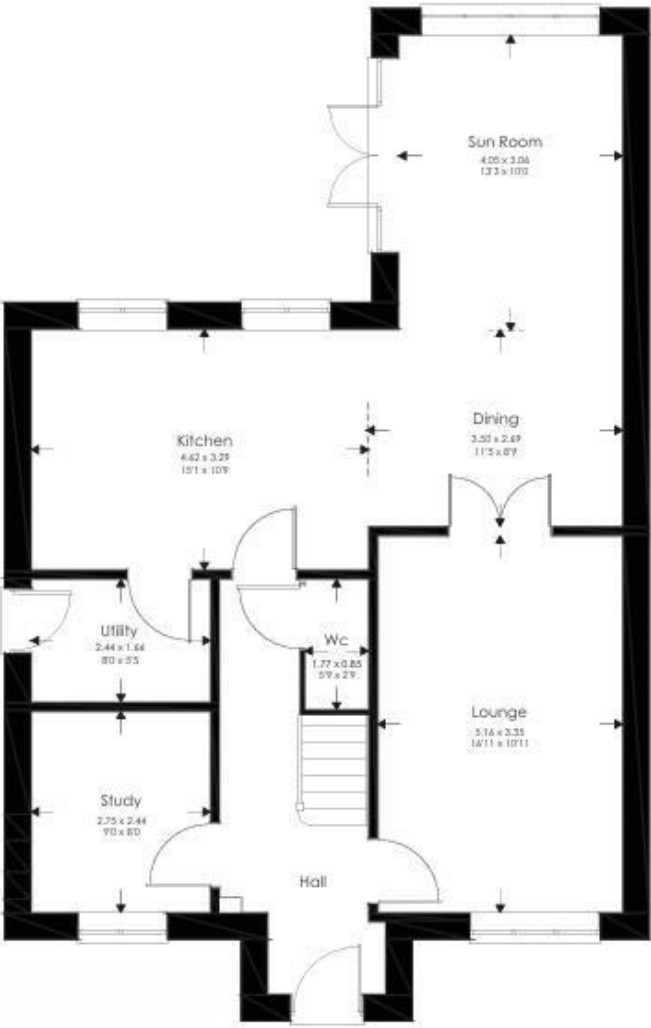


BATHROOM

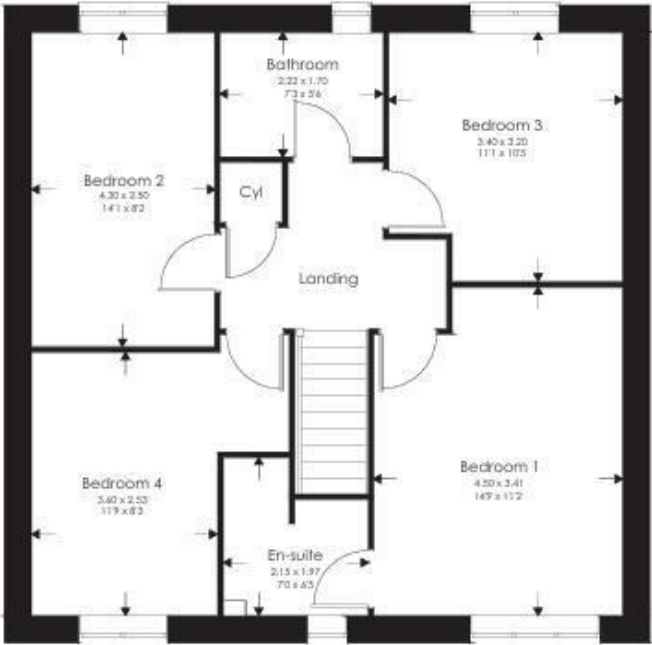
7'3" x 5'6" (2.22 x 1.70)



SITE PLAN



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 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.