



## 1 Kirkenes Close New Waltham, North East Lincolnshire DN36 4EJ

**\*\*ICONIC LANDMARK HOME\*\*** We are delighted to offer for sale The Tower House. A stunning high specification FIVE BEDROOM DETACHED home built over three levels with a DETACHED DOUBLE GARAGE and STUDIO above. Uniquely designed The Tower House has a fabulous layout which captures the essence of family living. Beautiful large hallway with porcelain floor tiling through to the downstairs cloakroom. Oak double doors open into impressive open plan kitchen-dining offering an abundance of integrated appliances such as wine cooler, fridge-freezer, washing machine, dishwasher and two 'Hide & Slide' single ovens. The open plan living extends to the dining area and onto the sunroom, formal lounge, snug and cloakroom to the ground floor all with underfloor heating and to the first floor a master bedroom with en suite shower room, two further double bedrooms and family bathroom and to the second flooring a further two bedrooms, office/study and shower room. Having a fabulous southerly facing enclosed rear garden which is mainly laid to lawn with a large paved patio. Ample off road parking. Viewing is highly recommended.

**£489,000**

- IMPRESSIVE DETACHED HOUSE
- FIVE BEDROOMS
- SUPERB KITCHEN DINING
- SUN ROOM, STUDY, LIVING ROOM
- THREE BATHROOMS
- DOUBLE GARAGE & STUDIO
- SILESTONE KITCHEN WORKTOPS
- INTEGRATED APPLIANCES
- UNDERFLOOR HEATING TO GROUND FLOOR (Except Cloakroom)
- ELECTRIC GARAGE DOOR



## MEASUREMENTS

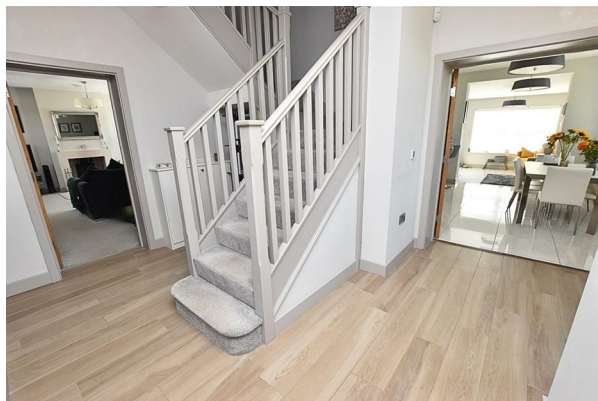
All measurements are approximate.

## ACCOMMODATION

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### ENTRANCE

Accessed via a dual composite door to the front aspect into the reception hallway.



### HALLWAY

23'4" x 8'0" (7.129 x 2.452)

The welcoming reception hallway sets the feel for the rest of the property with its wood effect tiled flooring, oak connecting doors and returned carpeted staircase leading to the first floor. Underfloor heating spanning the whole of the ground floor.



### CLOAKROOM/WC

7'1" x 3'3" (2.17 x 1.01)

Benefitting from a white two piece suite comprising of low flush wc and pedestal hand wash basin. Finished with continued wood effect tiled flooring, heated towel rail and uPVC double glazed window to the front aspect with white wooden slatted blinds.



### LOUNGE

20'8" x 14'0" (6.310 x 4.286)

This great sized formal lounge has dual aspect uPVC double glazed windows with white wooden slatted blinds allowing ample natural light. Finished with feature pendent drop lighting, under floor heating, carpeted floor and an open chimney breast with brushed stone surround and hearth and log burning stove.



LOUNGE



LOUNGE



LOUNGE



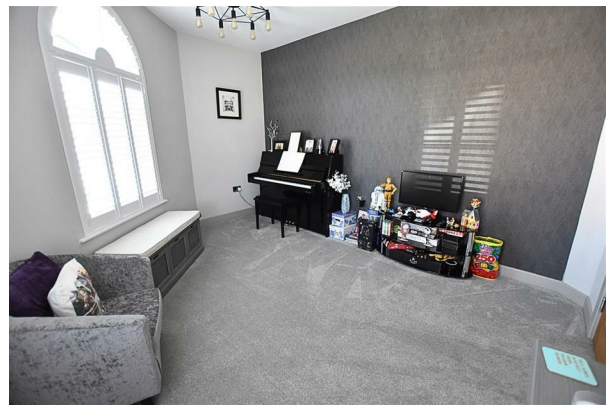
LOUNGE



## SNUG

14'4" x 11'4" widest point (4.375 x 3.463 widest point )

This multi purpose room has two feature arched windows with white plantation shutters, carpeted flooring



## SNUG



## KITCHEN/DINING ROOM

22'8" x 11'3" (6.927 x 3.450)

This fabulous kitchen diner is fitted with an abundance of contemporary styled high gloss Cashmere units having Silestone worktop spanning to a handy breakfast bar area incorporating an inset stainless steel sink, five ring gas hob with modern extractor hood, two eye level electric fan assisted ovens, integrated dishwasher, washing machine and fridge freezer. Finished with dual aspect uPVC double glazed windows with white wooden slatted blinds, feature pendant drop lighting, modern tiled flooring with underfloor heating. Open to the dining area with ample space for a family dining table and open further to the sunroom to create a fabulous family entertaining area. Double Oak leading to the reception hallway.



## KITCHEN/DINING ROOM



KITCHEN/DINING ROOM



KITCHEN/DINING ROOM



KITCHEN/DINING ROOM



KITCHEN/DINING ROOM



## KITCHEN/DINING ROOM



## SUNROOM

10'1" x 12'0" (3.076 x 3.678)

Open from the kitchen diner with continued decoration, flooring and under floor, uPVC double glazed window to the rear with white wooden slatted blinds and three panel bi-fold doors with perfect fit blinds leading to the gardens.



## SUNROOM



## FIRST FLOOR

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## FIRST FLOOR LANDING

Having continued carpeted flooring, open spindle balustrade, double storage cupboard, airing cupboard and two radiators.



## MASTER BEDROOM

18'0" x 11'1" (5.5 x 3.4)

The master bedroom is a great size with two uPVC double glazed window with white wooden blinds, carpeted flooring, two radiators and wall to wall fitted wardrobes with mirrored sliding doors. Door leading to the en suite shower room.



## MASTER BEDROOM



## MASTER BEDROOM



## ENSUITE SHOWER ROOM

7'10" x 7'2" (2.4 x 2.2)

Benefitting from a white three piece suite comprising of walk in shower with dual head one being rainfall and glazed screen, vanity hand wash unit with handy storage and low flush wc. Finished with part tiled walls, tiled effect vinyl flooring, radiator, heated towel rail, down lights to the ceiling and a uPVC double glazed window to the front aspect with white wooden blinds.



## BEDROOM TWO

11'1" x 10'2" (3.4 x 3.1)

The second double bedroom has a uPVC double glazed window to the rear aspect with white wooden blinds, carpeted flooring and radiator.



## BEDROOM THREE

11'1" x 10'2" (3.4 x 3.1)

The third double bedroom has carpeted flooring, radiator and a uPVC double glazed window with white wooden blinds to the front aspect.



## BATHROOM

9'10" x 8'0" (3.0 x 2.45)

The modern family bathroom benefits from a white three piece suite comprising of bath with shower over and glazed screen, vanity hand wash basin with handy storage and low flush wc. Finished with down lights to the ceiling, heated towel rail, tiled effect vinyl flooring and uPVC double glazed window to the front aspect with white wooden blinds.



## SECOND FLOOR LANDING

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Continued open spindle balustrade and carpeted flooring.

## BEDROOM FOUR

12'0" x 12'5" (3.67 x 3.8)

The third double bedroom has a uPVC double glazed window with white wooden blinds, carpeted flooring and radiator.



### BEDROOM FIVE

10'4" x 12'5" (3.16 x 3.8)

Having a carpeted flooring, radiator, uPVC double glazed window and a range of built in wardrobes.



### BEDROOM FIVE



### STUDY

6'5" x 6'5" widest point (1.98 x 1.98 widest point )

This handy study or office has a uPVC double glazed window with white wooden blinds, carpeted flooring and radiator.

### SECOND FLOOR SHOWER ROOM

8'4" x 7'4" (2.56 x 2.26)

Benefitting from a white three piece suite comprising of shower with dual head one being rainfall and glazed screens, low flush wc and vanity hand wash basin with handy storage. Finished with downlights to the ceiling, part tiled walls, tiled effect vinyl flooring, heated towel rail and a uPVC double glazed window with white wooden blinds.



### OUTSIDE

#### THE GARDENS

The tower House stands within good sized gardens to the front is a lawned garden with laurel hedging, grey brick driveway with double wooden and a single access gate leading to the grey brick paved driveway and onto the garage. Ample off road parking with an extra stone parking area. the private southerly facing rear garden has a mixture of walled and fenced boundaries and is laid to lawn with mature planting to the borders and a large paved patio ideal for those lazy summer days.



THE GARDENS



THE GARDENS



THE GARDENS



THE GARDENS

## THE GARDENS



## DOUBLE GARAGE

17'2" x 15'10" (5.25 x 4.85)

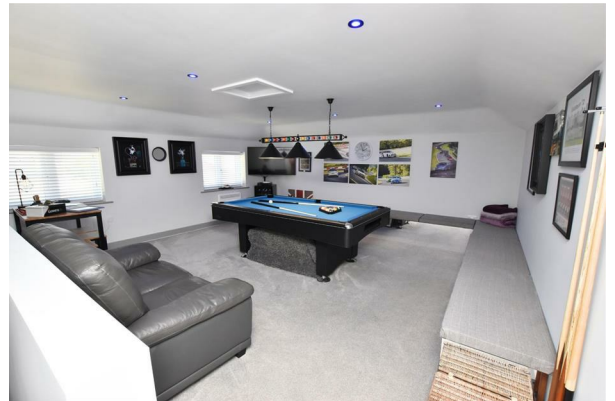
Double brick built garage with live work unit above, having electric door to the front fitted with electric and lighting and having an internal door to the games room.



## GAMES ROOM/ LIVE WORK UNIT

19'1" x 17'3" (5.84 x 5.27)

Situated above the double garage with carpeted stairs leading up, access door into the garage and further uPVC door leading to the garden. This great sized room is being used as a games room but has a multi purpose use for a growing family or working from home. Finished with two uPVC double glazed window having blinds fitted, carpeted flooring and handy built in seating providing storage.



## GAMES ROOM/ LIVE WORK UNIT



## THE FRONT



## THE SIDE



## REAR ELEVATION



## COUNCIL TAX BAND & EPC RATING

Council Tax Band - F  
EPC - B

## TENURE - FREEHOLD

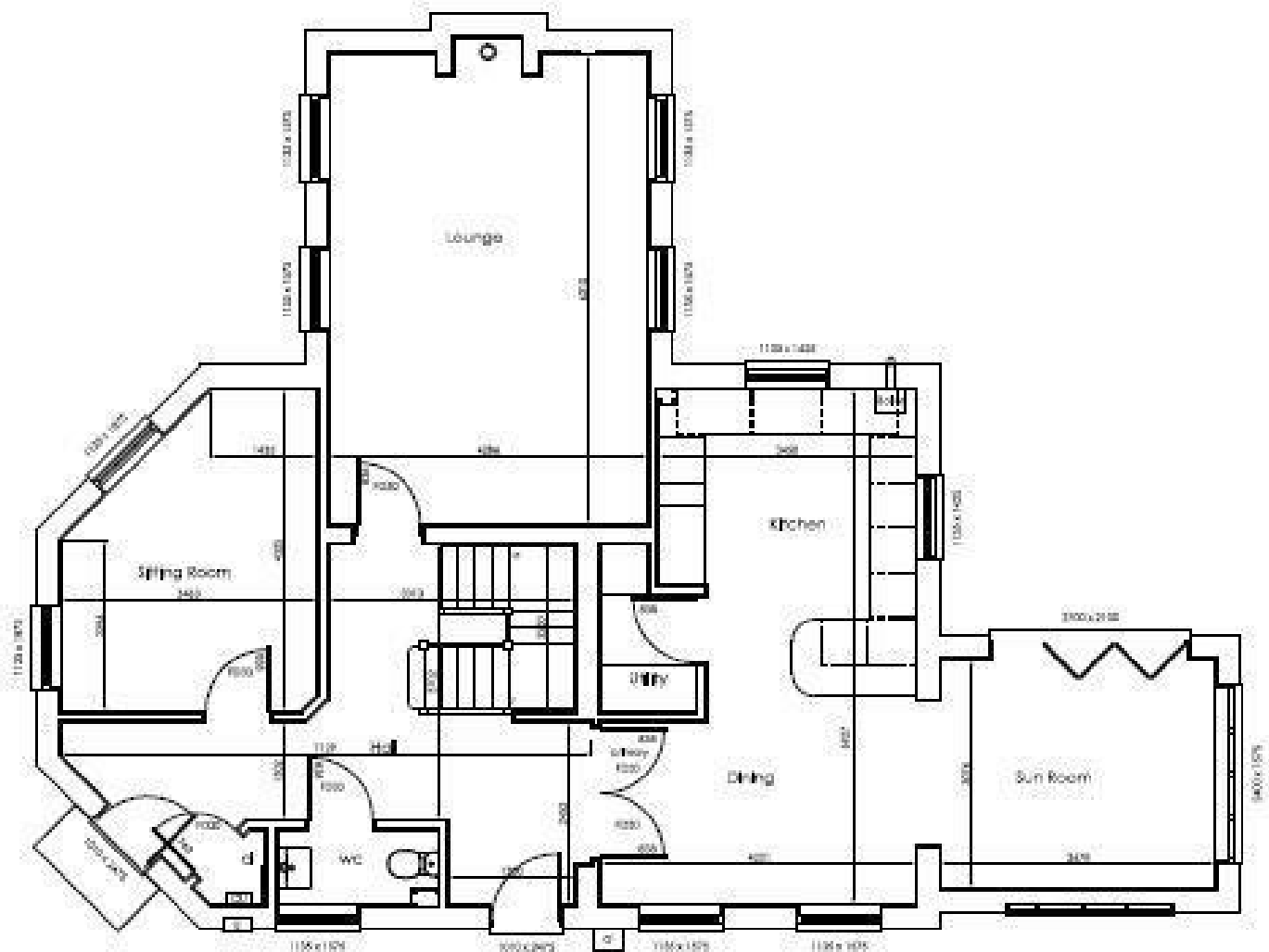
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

## VIEWING ARRANGEMENTS

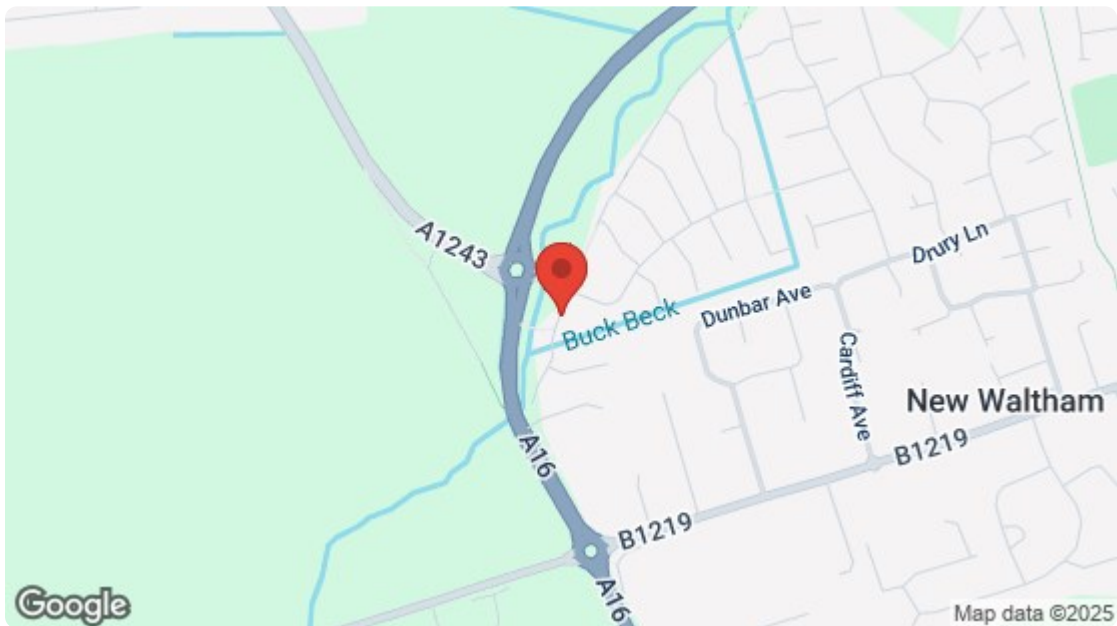
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

## OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



GROUND FLOOR PLAN



| 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                     |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| England & Wales                                                 |         |           |
| 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 |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| England & Wales                                                 |         |           |

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.