



1 The Glade

New Waltham, Lincolnshire DN36 4FS

Located on this small exclusive development known as GRANGE IN THE WOODS close to Humberston Avenue is this superb modern FOUR BEDROOM DETACHED HOUSE built by Cyden Homes in 2015. The beautifully presented accommodation comprises : entrance hall, cloaks/wc, excellent sized family lounge, study, L shaped integrated kitchen/dining room, fabulous sun room which has views over the rear garden plus four bedrooms one having en suite shower room and a family bathroom/wc to the first floor. Gas central heating system. Double glazing. Security alarm. Double garage with ample additional off road parking. Good sized south facing rear garden enjoying a good degree of privacy. A fabulous home well worthy of viewing.

£350,000

- FABULOUS FAMILY HOME
- THREE RECEPTION ROOMS
- L SHAPED KITCHEN/DINER
- CLOAKS/WC
- DOUBLE GARAGE
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- EXCLUSIVE DEVELOPMENT
- VIEWS OVER THE POND



ACCOMMODATION

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MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

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ENTRANCE HALL

Approached via a coloured security door with a small double glazed window to the side. Radiator. Laminate flooring. Useful floor to ceiling cloaks cupboard. The oak stained staircase leads up to the first floor.



CLOAKS/WC

Fitted with a small pedestal wash hand basin and a low flush wc. Radiator. Inset spot lights to ceiling. Double glazed window. Laminate flooring.



STUDY (FRONT)

6'9" x 7'9" (2.07 x 2.37)

This multi functional room could easily be used as a small playroom and has a double glazed window to the front elevation and radiator.



LOUNGE (REAR)

20'2" x 11'0" (6.15 x 3.37)

This spacious family sized lounge has a double glazed window to the rear elevation plus a smaller double glazed window to the side elevation and two radiators.



LOUNGE

Additional photo



L SHAPED DINING KITCHEN

18'7" x 10'0" (5.67 x 3.05)

Extending to 6.50m. The kitchen area is fitted with an excellent range of grey base and wall units incorporating an integrated washer/dryer machine, dishwasher and fridge/freezer together with a larger than average electric oven having a 5 ring gas hob and a stainless steel extractor chimney above. A useful breakfast bar area creates a natural divide between the kitchen and dining area all having contrasting bleached wood style work surfaces with matching up stands. Cream resin sink unit with mixer taps. Inset spot lights to ceiling plus additional lighting to the wall cupboards. Cream ceramic tiled flooring.

The dining area has striking laminate flooring, radiator and a double glazed window to the front elevation. A double glazed door leads out onto the block paved driveway.



KITCHEN AREA PHOTO



KITCHEN

Additional photo



SUN ROOM

12'0" x 10'0" (3.67 x 3.06)

Contemporary oak and glazed double doors leads in from the dining kitchen to this fabulous sun room which has double glazed windows and doors opening on to the rear paved patio area. Laminate flooring.



FIRST FLOOR

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LANDING

Double airing cupboard which houses the Ideal gas fired boiler. Access to roof space. Radiator.

MASTER BEDROOM (REAR)

12'8" minimum x 9'1" (3.88 minimum x 2.77)

Double glazed window. Radiator. Fitted with an excellent range of floor to ceiling wardrobes having opaque glass sliding doors.



MASTER BEDROOM

Additional photo



EN SUITE SHOWER ROOM

5'0" x 7'7" (1.53 x 2.32)

Fitted with a contemporary style suite including a larger than average fully tiled shower cubicle having a glass fronted screen, a low flush wc and vanity unit. The remainder of the walls are half tiled in white having a striking black border to dado height. Stylish vinyl flooring. Chrome heated towel rail. Double glazed window. Extractor fan.



EN SUITE

Additional photo



BEDROOM 2 (FRONT)

13'1" x 8'8" (3.99 x 2.66)

With a Double glazed windows to front elevation. Radiator.



BEDROOM 2

Additional photo



BEDROOM 3 (FRONT)

10'1" x 9'2" (3.09 x 2.80)

This bedroom has dual aspect double glazed windows to the front and side elevations. Radiator.



BEDROOM 4 (REAR)

8'0" x 10'2" *minimum* (2.45 x 3.11 *minimum*)

Double glazed window, radiator and again fitted with a bank of opaque glass sliding doors to the front.



FAMILY BATHROOM

6'2" x 8'3" (1.90 x 2.53)

Fitted with a suite in white comprising a panelled bath with glass screen and shower above, a vanity sink and a low flush wc. The walls are extensively tiled also in white with a black border tile to dado height. Vinyl flooring. Chrome heated towel rail. Double glazed window. Extractor fan.



OUTSIDE



VIEWS TO THE FRONT



DETACHED DOUBLE GARAGE

17'10" 19'1" (5.45 5.82)

Two double electric doors to the front plus a personal door which leads into the enclosed rear garden. Light and power.



THE GARDENS

The property stands in both front and rear gardens, the open plan fore garden is mainly lawned with a small privet hedge together with a central pathway leading up to the main entrance. To the side of the property is a substantial block paved driveway which provides excellent off road parking and leads to the double garage at the rear. The enclosed good sized rear garden has a southerly aspect and is lawned with mature trees of the neighbouring property providing natural shelter during the summer months. Situated close to the house is a substantial paved patio area ideal for Alfresco dining. Outside tap. Garden shed.



THE GARDENS

Additional photo



THE GARDENS



PATIO AREA



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	84	
(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		92
(81-91) B	83	
(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.