

Buy. Sell. Rent. Let.

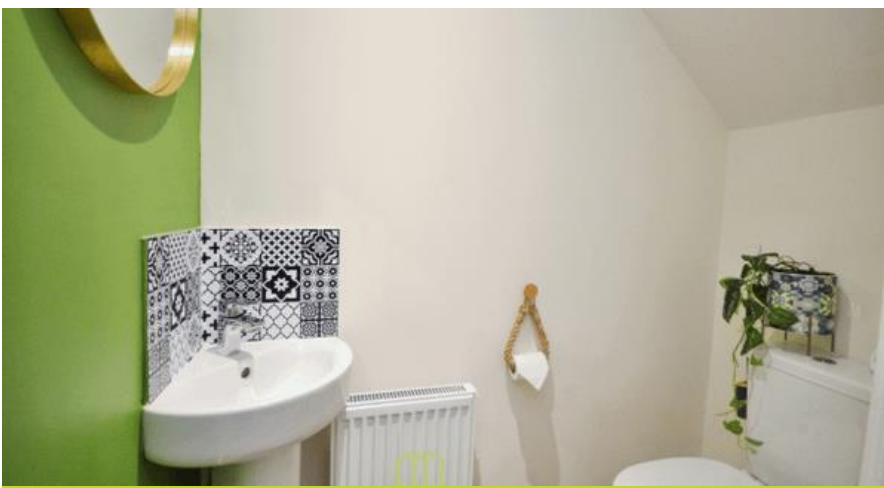


Baatsfjord Close, New Waltham



When it comes to
property it must be


lovelle



£215,000



Introducing a pristine, modern semi-detached home, nestled in the sought-after Becklands development in New Waltham.

Key Features

- Spacious Semi-Detached House
- Built in 2021 by Cyden Homes
- Open Plan Living Dining Kitchen
- Three Good Size Bedrooms
- Family Bathroom & En-suite
- South Westerly Rear Garden
- Double Width Driveway
- EPC rating B & Tenure: Freehold





Introducing a pristine, modern semi-detached home, nestled in the sought-after Becklands development in New Waltham. Built by Cyden Homes in 2021, this exceptional property offers spacious, contemporary living, perfect for those looking for a stylish home in an ideal location.

Conveniently located just a short drive from Grimsby town centre and the Cleethorpes seafront, the home boasts easy access to a wide range of amenities including Princess Diana of Wales Hospital, Tollbar Academy, Tesco Extra, and Grimsby Institute, ensuring both convenience and lifestyle.

The current owner has meticulously maintained the property while adding thoughtful personal touches, such as bespoke shutters on most windows, which set it apart from others in the area.

The ground floor offers a stunning open-plan design, centered around a bright, tri-aspect family space combining a lounge and a modern, well-equipped kitchen/diner. With large windows and patio doors flooding the room with natural light, the kitchen includes integrated appliances, generous counter space, and ample storage. A welcoming entrance hall, a practical downstairs W/C, and additional storage further enhance the ground floor's functionality.

Upstairs, there are three well-proportioned bedrooms. The master suite boasts fitted wardrobes, a dressing table, and a stylish ensuite complete with shower enclosure, wash hand basin, and WC. The family bathroom features a sleek three-piece suite with a bath, WC, and wash hand basin, catering perfectly to family living or first-time buyers.

A standout feature is the rare double driveway, offering ample off-road parking for multiple vehicles. The rear garden, with its South-Westerly aspect, provides an ideal space for outdoor enjoyment and relaxation.

Built to the high standards of Cyden Homes, the property showcases high-quality finishes, energy efficiency, and minimal maintenance needs. With 7 years remaining on its 10-year NHBC warranty, the home also offers modern gas central heating, effective insulation, and double glazing, ensuring long-term comfort and peace of mind.

This outstanding home blends modern living with unique character and charm. Early viewing is highly recommended to fully appreciate its appeal.

Entrance Hall

WC

Lounge

3.27m x 5.12m (10'8" x 16'10")

Dining Kitchen

3.08m x 5.31m (10'1" x 17'5")

Master Bedroom

3.64m x 4.24m (11'11" x 13'11")

En-Suite Shower Room

Bedroom

2.54m x 2.91m (8'4" x 9'6")

Bedroom

2.65m x 2.76m (8'8" x 9'1")

Family Bathroom

Location

New Waltham is a highly regarded village situated on the outskirts of Grimsby. This popular village offers a variety of local shops and has a regular bus service to Grimsby and Cleethorpes. Well regarded local schools. Good commuting point for Humber bank industries, A180/M180, Louth and Lincoln.

Broadband

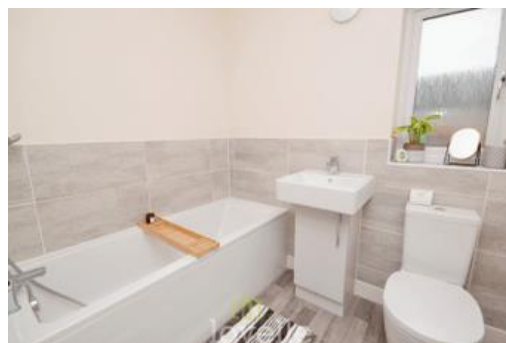
Standard 8Mbps (download speed) 0.8 Mbps (upload speed) Superfast 36 Mbps (download speed) 7Mbps (upload speed) Ultrafast 1000 Mbps (download speed) 220 Mbps (upload speed)

Council Tax Information

The Council Tax Band for this property is B. This information was obtained in October 2024 and is for guidance purposes only. Purchasers should be aware that the banding of the property could change if information is brought to light that makes it clear to the Valuation Office Agency that an error was made with the original allocation. additionally, there may be circumstances when the Council Tax can be altered on change of ownership. All interested parties are advised to make their own enquiries. See www.gov.uk/council-tax-bands

Services

All mains services are led to be available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services.





Mortgage and Solicitors

Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

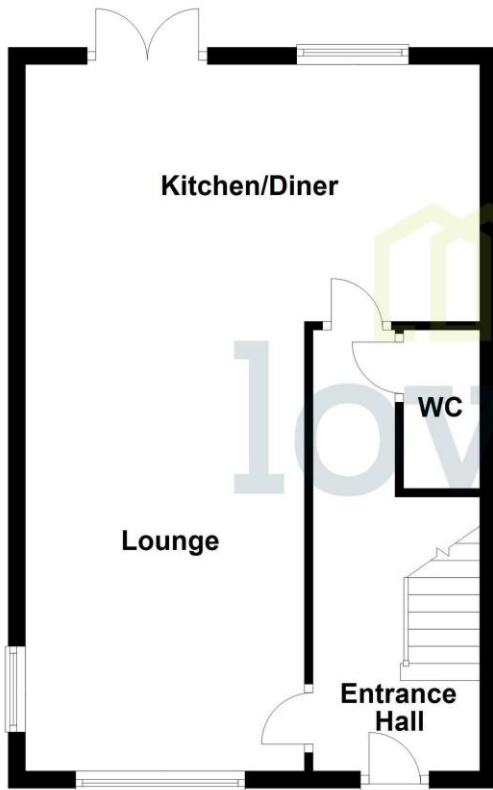
Energy Performance Information

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

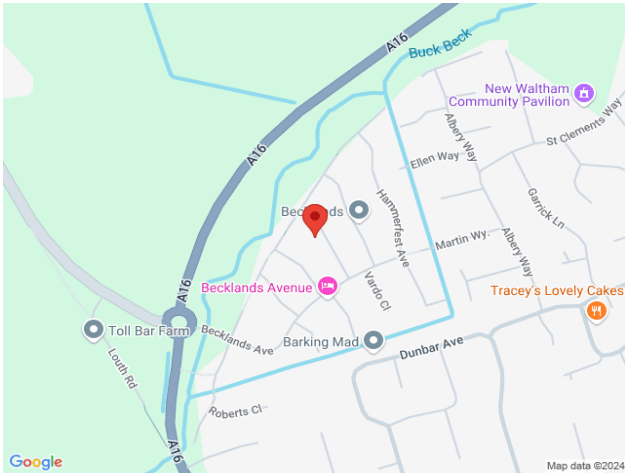
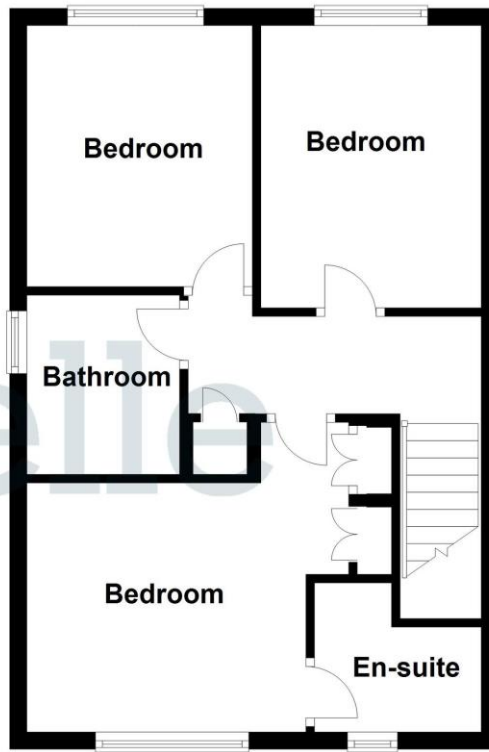
Agents Note

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

When it comes to **property** it must be


lovelle

01472 812250

humberston@lovelle.co.uk

