

Buy. Sell. Rent. Let.



Thompson Road, New Waltham



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When it comes to  
property it must be

  
**lovelle**



£175,000



We are pleased to present a rare opportunity to acquire one of the few exceptional link mews houses, designed and built to an impressive standard.

### Key Features

- Modern Mews Property
- Spacious Lounge with French Doors
- Kitchen Diner with additional Storage Cupboards
- Main Bedroom with built-in Wardrobes
- Second Double Bedroom
- First Floor Bathroom
- Allocated Parking & Garage
- Front Garden & Side Courtyard
- EPC rating C & Tenure: Freehold





We are pleased to present a rare opportunity to acquire one of the few exceptional link mews houses, designed and built to an impressive standard. Situated in the highly sought-after Renaissance development, just off Humberston Avenue, this home is ideally located between Humberston and New Waltham, offering convenient access to local amenities, well-regarded schools, and just a short drive from Cleethorpes seafront. Constructed in 2011, this neutrally decorated property features uPVC double glazing and a gas central heating system.

The accommodation opens with an inviting entrance hall, leading to a bright and spacious lounge. The lounge benefits from two windows, one at the front and one at the side, as well as patio doors that open onto a charming courtyard. The well-presented kitchen diner is fitted with modern wall and base units, complete with a built-in oven, hob, and extractor fan. There is space for a washing machine and fridge freezer, along with ample room for a dining suite. Additional storage is provided by two practical cupboards within the kitchen. There is also access to the cloakroom with a low flush WC and wash hand basin.

Upstairs, the first floor offers two double bedrooms, one of which features built-in mirrored wardrobes. The bathroom is equipped with a bath, overhead shower and screen, wash hand basin, and low flush WC.

Externally, the property has a front garden and a private courtyard to the side, perfect for an outdoor seating area. Allocated parking is available in a nearby car park, with the added benefit of a separate garage around the corner, ideal for extra storage.

We highly recommend an internal viewing to fully appreciate all that this property has to offer.

## Entrance Hall

### Lounge

3.27m x 6.34m (10'8" x 20'10")

### Kitchen/Diner

2.92m x 6.32m (9'7" x 20'8")

### WC

0.94m x 1.89m (3'1" x 6'2")

### Bedroom

2.57m x 3.91m (8'5" x 12'10")

### Bedroom

2.96m x 3.28m (9'8" x 10'10")

## Bathroom

1.32m x 3.57m (4'4" x 11'8")

## 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 7Mbps (download speed) 0.8 Mbps (upload speed) Superfast 80 Mbps (download speed) 20Mbps (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](http://www.gov.uk/council-tax-bands)

## Services

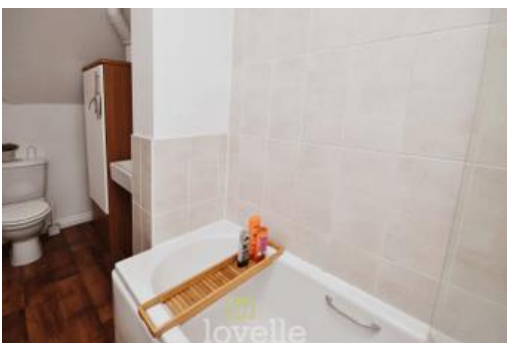
All mains services are led to be available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services.

## Mortgage & 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.

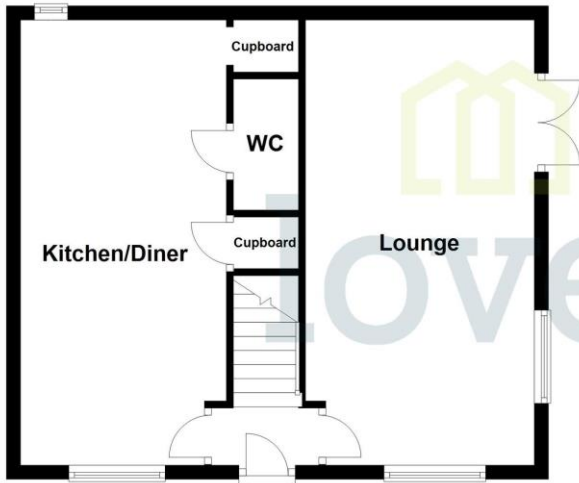




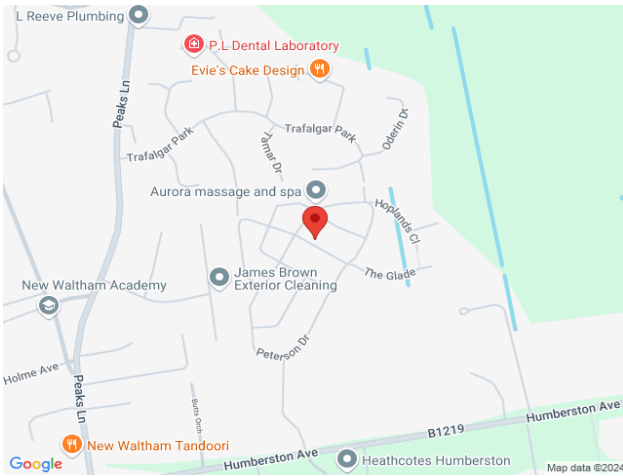
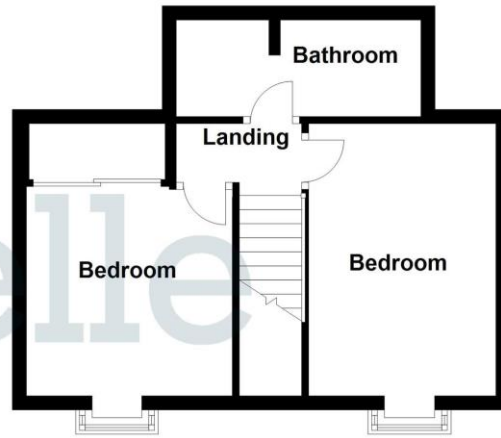
## Agents Note

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		
81-91	B		91 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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