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Poplars Close, New Waltham



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When it comes to
property it must be


lovelle



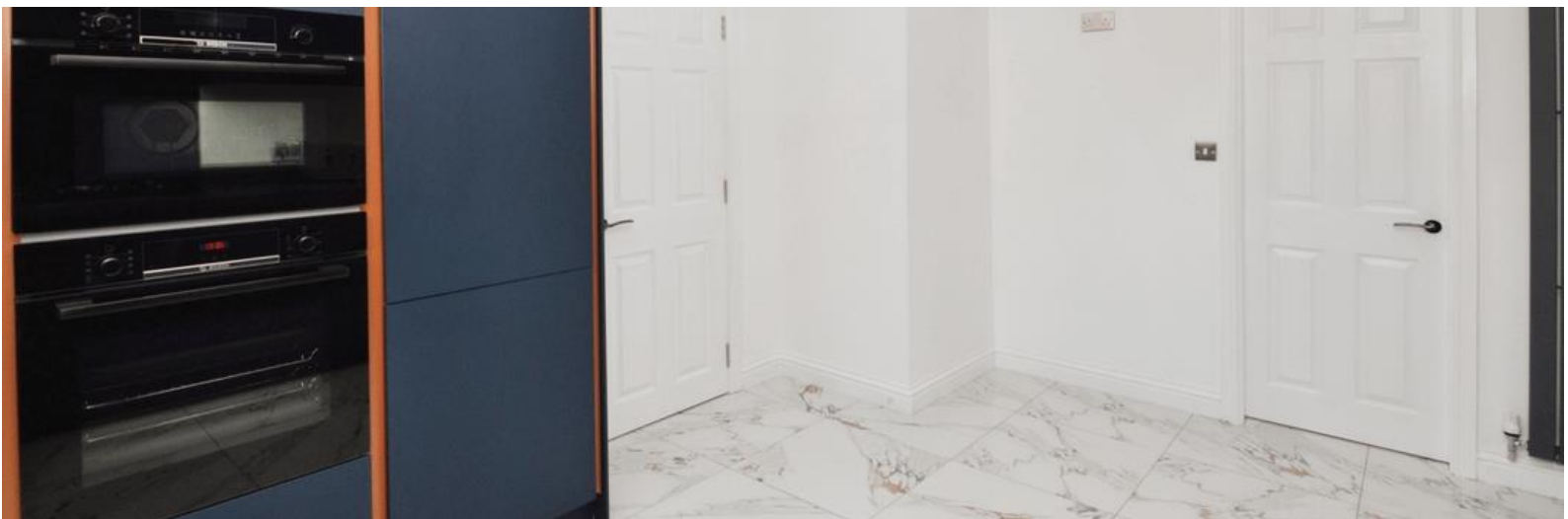
£425,000



An exceptional five-bedroom detached home in New Waltham, offering modern family living with spacious accommodation over three floors, a stylish kitchen, and a double garage. Conveniently located near Cleethorpes, Grimsby, and highly regarded schools.

Key Features

- Five-bedroom detached home in New Waltham
- Spacious accommodation over three floors
- Stylish kitchen with integrated appliances.
- Lounge and dining area with open-plan design
- Main bedroom with dressing room and en-suite
- Luxurious family bathroom and additional cloakrooms
- Double garage and driveway for ample parking
- Convenient location near schools, shops, and transport links
- EPC rating TBC & Tenure: Freehold





This impressive five-bedroom detached home offers a fantastic opportunity to embrace modern family living in the sought-after village of New Waltham. Situated within easy reach of Cleethorpes and Grimsby town centres, this property benefits from a prime location with excellent access to local amenities, including shops, pubs, and schools such as the highly regarded Waltham Toll Bar Academy.

The thoughtfully designed accommodation spans three floors, providing ample space and flexibility for contemporary lifestyles. On the ground floor, the inviting entrance hall leads to a spacious lounge, seamlessly connected to a dining area, creating a perfect setting for entertaining or relaxing with family. The kitchen is a true highlight, featuring a range of contemporary navy-finished wall and base units complemented by marble-style work surfaces and upstands. Fully equipped with integrated appliances, including a double oven, gas hob with a sleek glass splashback, extractor, dishwasher, fridge, and freezer, it combines style and practicality. The adjoining utility room offers additional storage and space for laundry facilities, enhancing the home's functionality. A cloakroom adds convenience to this level.

The first floor hosts the main bedroom, featuring its own dressing room and en-suite shower room, along with two further well-proportioned bedrooms and a luxurious family bathroom. On the second floor, two additional bedrooms and a cloakroom provide versatile options for guest accommodation, a home office, or recreational space.

Externally, the property is enhanced by a block paved driveway and a double garage, ensuring ample parking and storage solutions. Designed with comfort and efficiency in mind, the home benefits from double glazing and a gas central heating system.

This newly built home is ready to move into, presenting an exceptional opportunity to secure a contemporary lifestyle in an excellent location.

Entrance Hall

3.96m x 2.3m (13'0" x 7'6")

Living Room

6.54m x 4.1m (21'6" x 13'6")

Dining Room

3.04m x 2.79m (10'0" x 9'2")

Kitchen / Breakfast Room

4.51m x 3.34m (14'10" x 11'0")

Utility Room

2m x 1.58m (6'7" x 5'2")

Landing

4.36m x 2.21m (14'4" x 7'4")

Bedroom

4.41m x 3.13m (14'6" x 10'4")

Dressing Room

2.04m x 1.61m (6'8" x 5'4")

En-Suite

1.93m x 1.61m (6'4" x 5'4")

Bedroom

3.45m x 3.25m (11'4" x 10'8")

Bedroom

3.46m x 3.28m (11'5" x 10'10")

Bedroom

3.18m x 2.14m (10'5" x 7'0")

Second Floor Landing

Bedroom

4.6m x 4.15m (15'1" x 13'7")

Bedroom

4.13m x 4.14m (13'6" x 13'7")

WC

2.44m x 1.54m (8'0" x 5'1")

Garage

5.42m x 5.3m (17'10" x 17'5")





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 14 Mbps (download speed) 1 Mbps (upload speed) Superfast 80 Mbps (download speed) 20 Mbps (upload speed) Ultrafast 1000 Mbps (download speed) 100 Mbps (upload speed)

Council Tax Information

The Council Tax Band for this property is TBC. This information was obtained in December 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:-

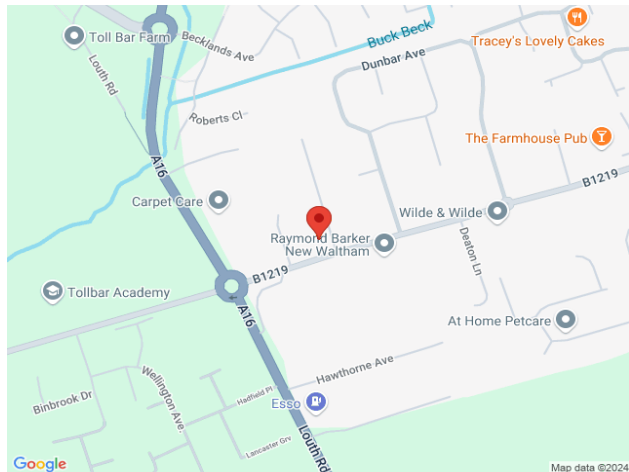
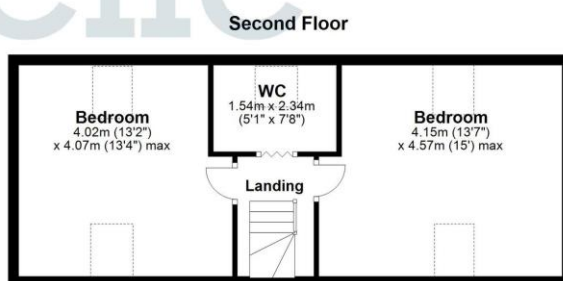
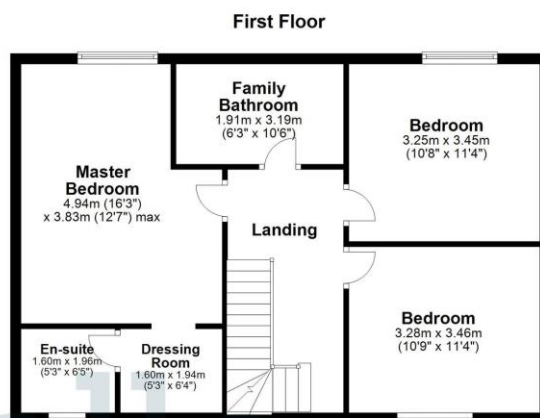
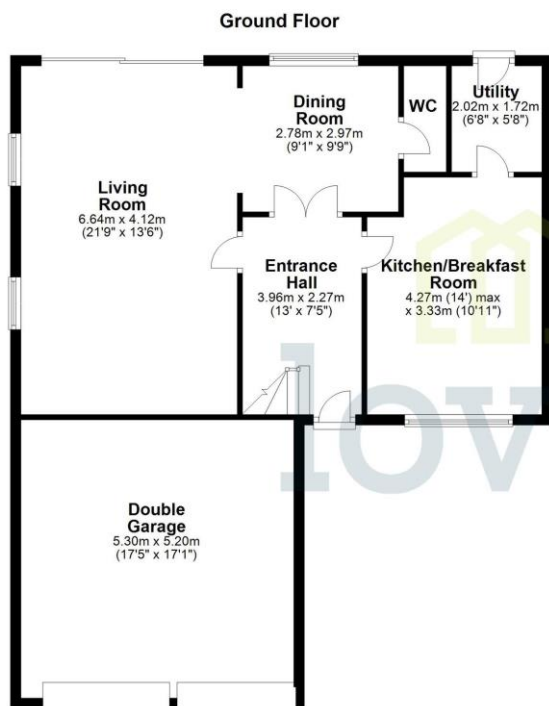
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These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.







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