

Buy. Sell. Rent. Let.



Poplars Close, New Waltham



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When it comes to
property it must be


lovelle



£430,000

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This five-bedroom detached home offers a westerly-facing garden, double garage, and private driveway. With a choice of kitchen and bathroom fittings, it includes a main bedroom with en-suite and dressing room, plus modern comforts throughout.

Key Features

- Five-bedroom detached home
- Westerly-facing rear garden
- Private block-paved driveway
- Double garage with electric door
- Main bedroom with en-suite and dressing room
- Choice of kitchen and bathroom fittings
- Double glazing and gas central heating
- Architect's certificate included
- EPC rating TBC & Tenure: Freehold





Design Your Dream Home - A Bespoke New Build!

This stunning five-bedroom detached family home, located in the sought-after village of New Waltham, offers an exceptional opportunity to create a home tailored to your taste. Ideally positioned with easy access to Cleethorpes and Grimsby town centres, the property benefits from excellent local amenities, including shops, pubs, and schools such as the highly regarded Waltham Toll Bar Academy.

Situated down a private block-paved driveway just off Station Road, this exclusive development combines privacy and elegance. The property features a spacious westerly-facing rear garden, perfect for enjoying the afternoon sun. The thoughtfully designed layout spans three floors, providing ample space for modern family living.

The ground floor boasts a welcoming entrance hall, a comfortable lounge, a formal dining room, a well-proportioned breakfast kitchen, a utility room, and a convenient cloakroom. On the first floor, the main bedroom includes a dressing room and en-suite shower room, complemented by a second en-suite bedroom, a third double bedroom, and a family bathroom. The second floor completes the accommodation with two generously sized bedrooms and an additional cloakroom.

Outside, a block-paved driveway leads to a double garage with an electric door. The property is equipped with double glazing, a gas central heating system, and comes with an architect's certificate for added peace of mind.

This home offers the unique advantage of allowing you to choose the kitchen and bathroom fittings, ensuring a finish that reflects your personal style. Don't miss this incredible opportunity to make this exceptional property your own.

Entrance Hall

3.96m x 2.27m (13'0" x 7'5")

Living Room

6.64m x 4.12m (21'10" x 13'6")

Dining Room

2.78m x 2.97m (9'1" x 9'8")

Kitchen / Breakfast Room

4.27m x 3.33m (14'0" x 10'11")

Utility Room

2.24m x 1.66m (7'4" x 5'5")

WC

2.24m x 0.87m (7'4" x 2'11")

Landing

Bedroom

4.93m x 4.15m (16'2" x 13'7")

Dressing Room

1.94m x 1.6m (6'5" x 5'2")

En-Suite

1.96m x 1.6m (6'5" x 5'2")

Bedroom

3.51m x 3.38m (11'6" x 11'1")

En-Suite

1.52m x 1.51m (5'0" x 5'0")

Bedroom

3.51m x 3.13m (11'6" x 10'4")

Family Bathroom

2.28m x 2.15m (7'6" x 7'1")

Second Floor Landing

Bedroom

4.57m x 4.14m (15'0" x 13'7")

Bedroom

4.16m x 4.14m (13'7" x 13'7")



WC

2.19m x 1.48m (7'2" x 4'11")

Double Garage

5.48m x 5.17m (18'0" x 17'0")

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.

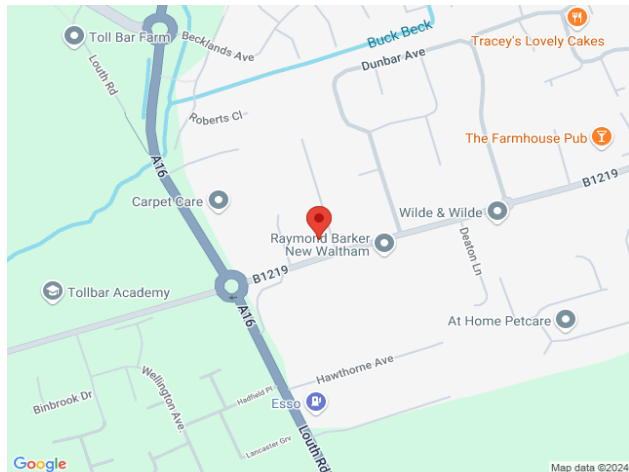
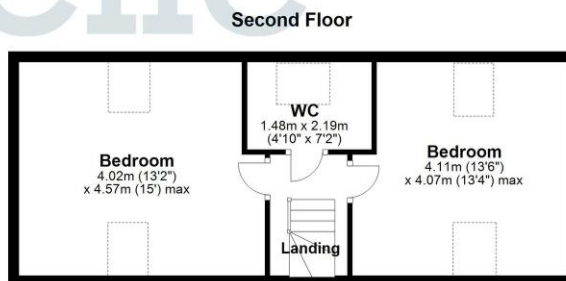
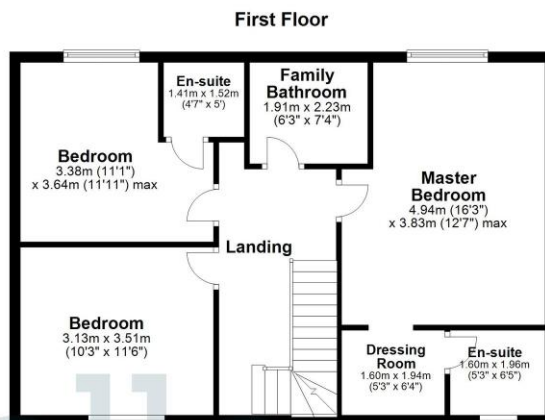
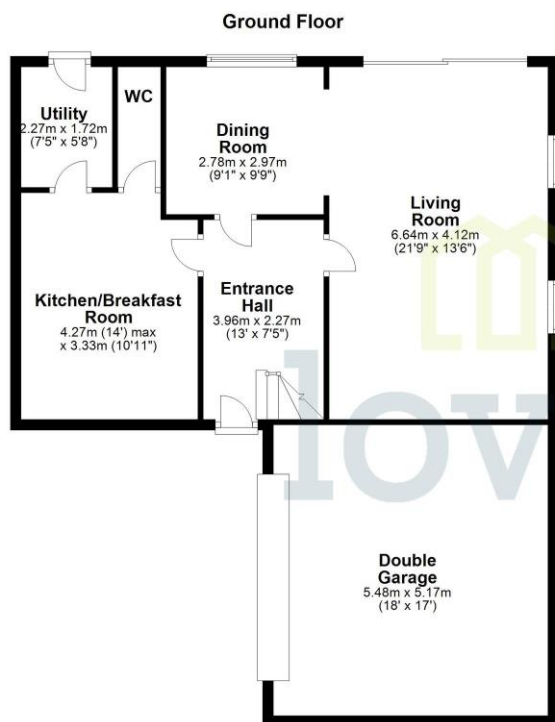
Agents Note

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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.

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lovelle

01472 812250

humberston@lovelle.co.uk

