

Buy. Sell. Rent. Let.



Garrick Lane, New Waltham



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When it comes to
property it must be


lovelle



£339,950

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Superb chain-free family home boasting spacious modern living, sunroom, great garden and top-tier school catchment.

Key Features

- Chain-free sale for a smooth, stress-free move
- Highly sought-after Waltham Toll Bar Academy catchment
- Immaculate presentation and beautifully maintained throughout
- Spacious open-plan kitchen, dining and sunroom layout
- Generous master suite with dressing room and en-suite
- Two further well-proportioned double bedrooms
- Westerly rear garden with great privacy
- Ample parking plus detached garage with power
- EPC rating C & Tenure: Freehold





We are delighted to bring to the market this beautifully presented detached family home, offered for sale with no forward chain, and set within one of New Waltham's most sought-after residential areas. Perfectly positioned for families, the property sits within the highly regarded Waltham Toll Bar Academy catchment and is just a short walk from a range of local shops, cafes, and everyday amenities. The location alone makes this a truly appealing purchase, but it is the standard of presentation and the thoughtful layout that really make this home stand out.

From the moment you step inside, the spacious square entrance hall immediately sets the tone. It's a real feature of the property—a welcoming space that gives you an instant sense of the generous proportions on offer. The ground floor flows effortlessly, beginning with a cloakroom and a superbly sized living room positioned to the front. The heart of the home is without doubt the open-plan kitchen and dining area, finished with warm, modern tones and a stylish range cooker. This sociable space blends seamlessly into the sun room through a set of double doors, creating the perfect spot for relaxing, entertaining, or simply enjoying views of the garden. A practical utility room sits just off the kitchen.

Upstairs offers flexible and well-considered accommodation. The current layout provides three bedrooms, but the home was originally designed as a four-bedroom property. The current owners have combined the main bedroom with bedroom four to create a luxurious master suite complete with a dedicated dressing room and its own en-suite shower room. If preferred, reinstating the original fourth bedroom would be straightforward—the sellers have thoughtfully retained the original door and architraves. There are two further well-proportioned double bedrooms along with a modern family bathroom. In total, the property offers an impressive 118 sq. metres of accommodation.

The exterior complements the interior beautifully. The front is finished with a generous block-paved driveway providing ample off-road parking and an electric car charging point. The property benefits from two sets of gated access leading to the rear garden, offering additional security. The rear garden enjoys a westerly aspect, making it ideal for afternoon and evening sun, and there is also a detached garage fitted with light and power. Throughout their ownership, the sellers have transformed this into a truly warm and inviting home, maintaining it to a high standard and creating a space that feels both stylish and practical. This is a property that genuinely needs to be viewed to be fully appreciated, offering space, quality, and a fantastic location for family life – and with no forward chain, it is ready for its next chapter.

Entrance Hall

Living Room

4.45m x 3.46m (14'7" x 11'5")

Kitchen / Open Plan Living

3.06m x 7.5m (10'0" x 24'7")

Sun Room

3.63m x 4.13m (11'11" x 13'6")

Utility Room

1.76m x 2.26m (5'10" x 7'5")

WC

Landing

Bedroom

3.47m x 3.46m (11'5" x 11'5")

En-Suite

0.89m x 2.5m (2'11" x 8'2")

Dressing Area / Bedroom 4

1.97m x 3.94m (6'6" x 12'11")

Bedroom

2.8m x 3.03m (9'2" x 9'11")

Bedroom

3.4m x 3.82m (11'2" x 12'6")

Family Bathroom

2.02m x 2.5m (6'7" x 8'2")

Garage

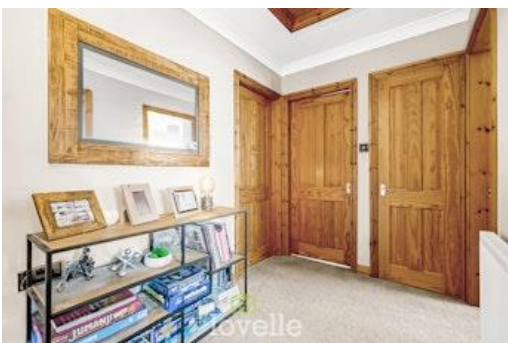
5.69m x 2.8m (18'8" x 9'2")

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 Type

Standard- 7 Mbps (download speed), 0.8 Mbps (upload speed), Superfast - 65 Mbps (download speed), 16 Mbps (upload speed).





Agents Note

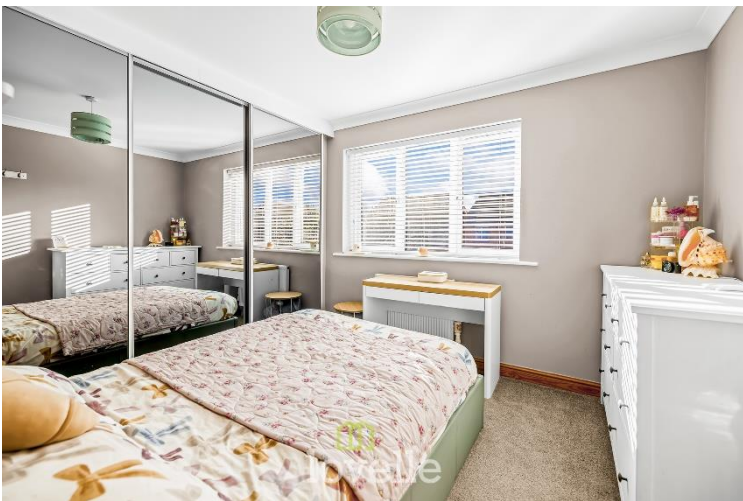
These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

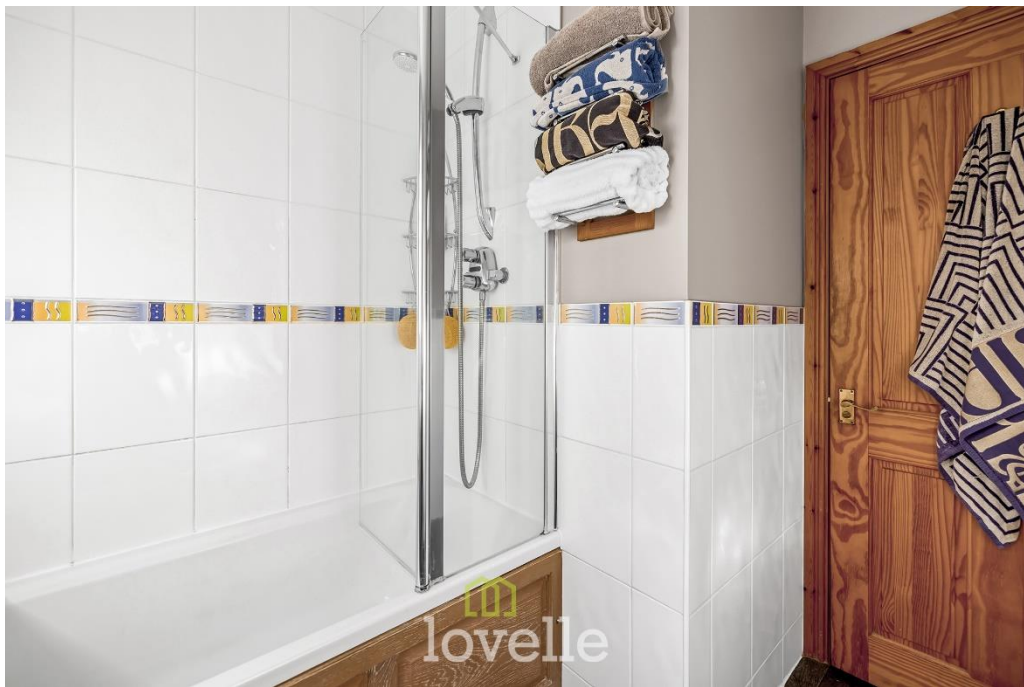
They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

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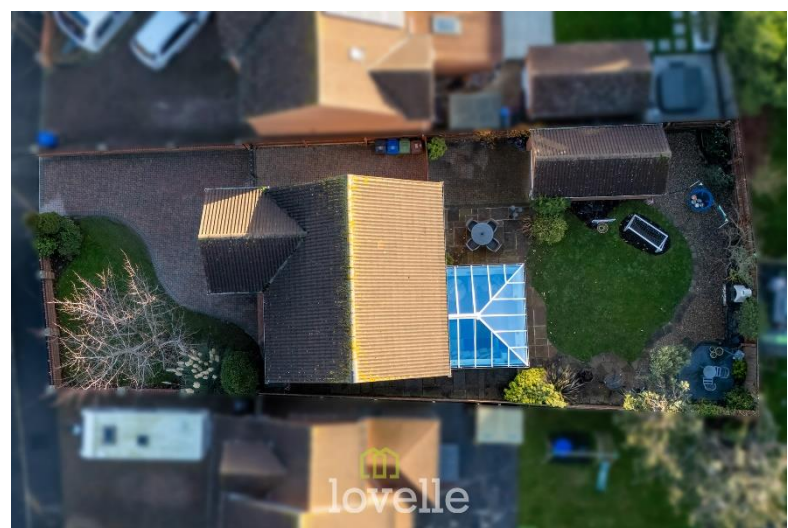
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.





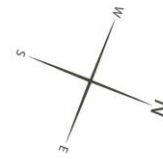
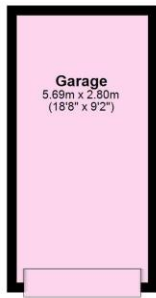






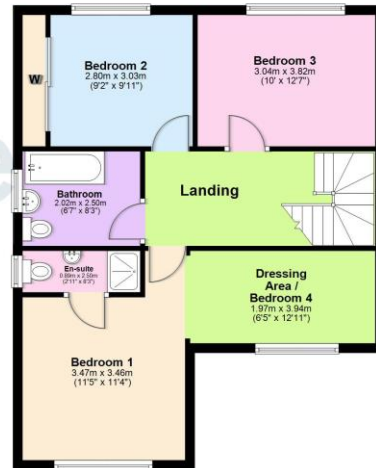
Ground Floor

Approx. 92.6 sq. metres (996.9 sq. feet)



First Floor

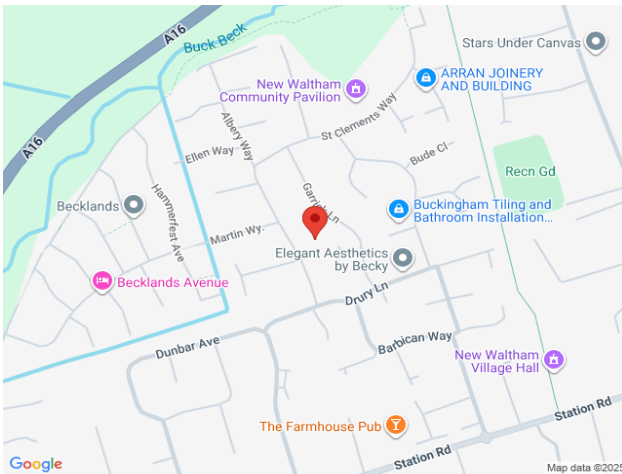
Approx. 61.0 sq. metres (656.5 sq. feet)



Total area: approx. 153.6 sq. metres (1653.4 sq. feet)

The provided floor plan is intended for general informational purposes only and may not accurately represent the exact dimensions, layout, or features of the property. The floor plan should not be relied upon for making decisions about purchasing, renting, or modifying the property. Actual measurements and features may vary. It is recommended that interested parties conduct a physical inspection of the property to verify the accuracy of the floor plan and obtain specific information about the property's condition, amenities, and any other relevant details.

Plan rendered using PlanIt



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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