ARGYLE
ESTATE AGENTS







21 Albery Way, New Waltham, North East Lincolnshire, DN36 4WF
£299,950

31 Sea View Street, Cleethorpes, North East Lincolnshire, DN35 8EU Tel: 01472 603929

Key Features:

- Detached Four Bedroom Home
- Popular Village Location
- Spacious & Versatile Family Accommodation
- Two Reception Rooms
- Modern Fitted Kitchen
- Utility Room & Cloak/WC
- En Suite Shower Room & Family Bathroom
- Good Sized Rear Garden
- Ample Driveway Parking & Integral Garage



Situated in a popular residential area of New Waltham, this attractive four-bedroom detached home offers spacious and well-presented family accommodation. With generous living space, four double bedrooms and a number of recent improvements, the property has much to offer a growing family.

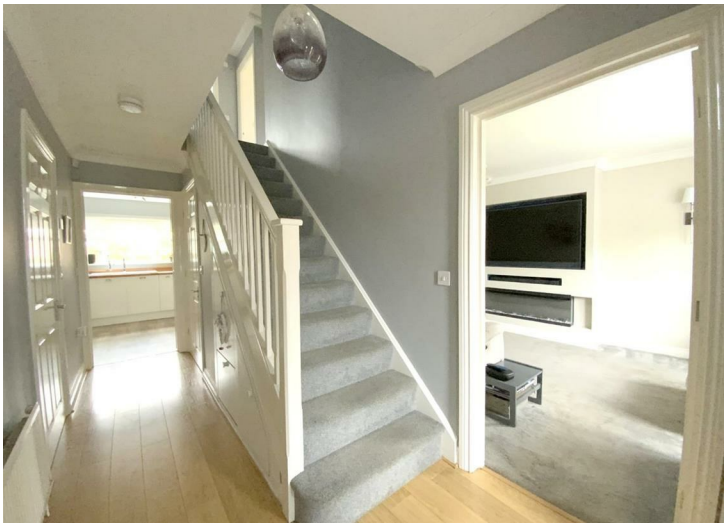
The ground floor features a modern Shaker style kitchen, complete with butcher's block style worktops, an integrated double oven, induction hob and dishwasher. A separate utility room offers additional storage and space for laundry appliances.

The living accommodation flows naturally between the reception rooms, with a separate dining room overlooking the rear garden and double doors opening into the spacious, bay-fronted lounge. This inviting room features an attractive media wall incorporating a contemporary electric fire, creating a stylish focal point. An entrance hallway provides access to a ground floor WC and the integral garage, adding further practicality to the layout.

On the first floor are four well-proportioned double bedrooms, each offering excellent versatility for family living, guest accommodation or home working. Three of the bedrooms feature built-in wardrobes, while the main bedroom has the added advantage of an en-suite shower room. A modern family bathroom, fitted with a shower over the bath, serves the remaining bedrooms.

Outside, the property is approached via a spacious triple-width block paved driveway, providing ample off-road parking and access to the integral garage. An electric vehicle charging point is also installed. To the rear is a lawned garden with a decked seating area, offering an attractive setting for outdoor dining and relaxation.











LOUNGE
18'9" x 10'10" (5.72 x 3.32)

DINING ROOM
10'0" x 10'0" (3.07 x 3.05)

KITCHEN
16'1" x 10'0" (4.91 x 3.05)

UTILITY
5'1" x 4'11" (1.57 x 1.52)

CLOAKROOM/WC
5'3" x 2'9" (1.62 x 0.86)

FIRST FLOOR

BEDROOM 1
13'8" x 11'1" (4.18 x 3.40)

ENSUITE SHOWER ROOM
6'0" x 5'6" (1.83 x 1.68)

BEDROOM 2
12'1" x 11'10" (3.69 x 3.63)

BEDROOM 3
10'11" x 9'2" (3.34 x 2.80)

BEDROOM 4
9'2" x 8'8" (2.80 x 2.66)

BATHROOM
7'9" x 5'6" (2.38 x 1.70)

GARAGE
17'0" x 8'6" (5.20 x 2.61)

COUNCIL TAX BAND
D

TENURE
Freehold









GROUND FLOOR
725 sq.ft. (67.3 sq.m.) approx.

1ST FLOOR
681 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA : 1405 sq.ft. (130.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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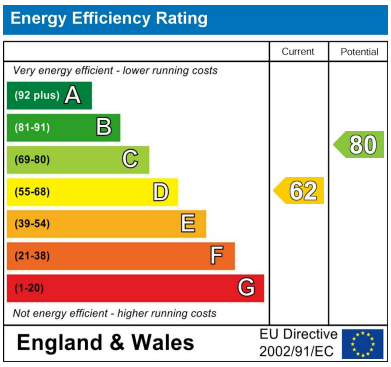

Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirrmed by a solicitor.
Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131
Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

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