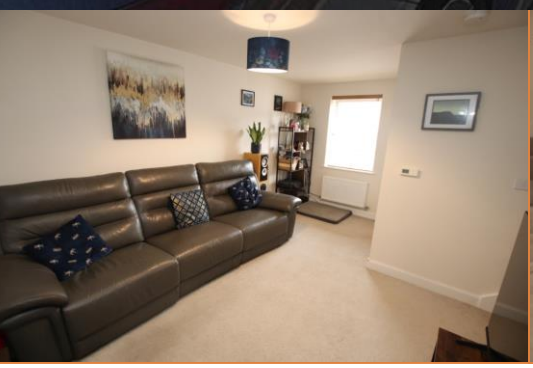
CROFTS ESTATE AGENTS
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Hadfield Place

New Waltham
DN36 4BF

Offers in the Region Of £145,000

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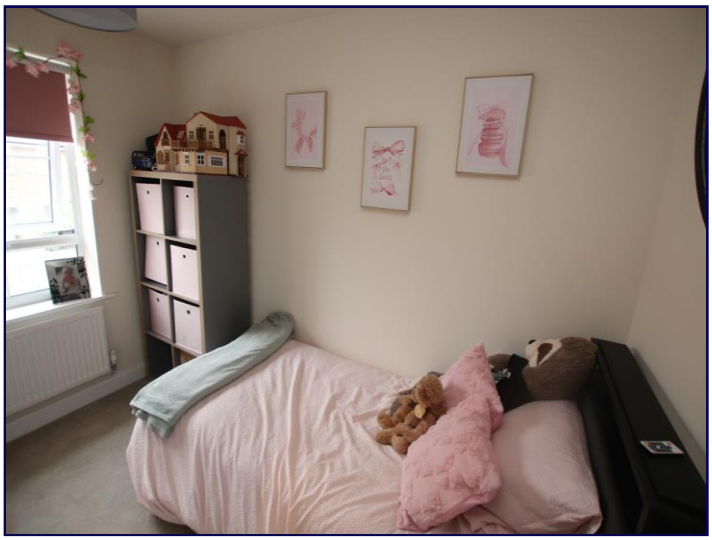
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Property Introduction

Crofts Estate Agents are delighted to present this superb three-bedroom mid-link home, built in 2025 and located on the highly sought-after Wigmore Park development in the ever-popular village of New Waltham. Beautifully presented throughout and benefiting from the remainder of its new build warranty, this stylish home offers contemporary, energy-efficient living, making it an ideal purchase for first-time buyers, young families or those looking to downsize without compromise. Designed with modern lifestyles in mind, the accommodation briefly comprises a welcoming lounge, a attractive kitchen/diner fitted with a comprehensive range of integrated appliances and French doors opening onto the rear garden, together with a convenient ground floor WC. To the first floor are three well-proportioned bedrooms and a contemporary family bathroom complete with a shower over the bath. Outside, the property enjoys a fully enclosed, low-maintenance rear garden, perfect for relaxing or entertaining, while the front provides off-road parking for two vehicles. Wigmore Park has quickly established itself as one of New Waltham's most desirable developments, offering attractive green open spaces, a children's play area and excellent access to local amenities, well-regarded schools and transport links. Cleethorpes seafront, the Lincolnshire Wolds and Grimsby town centre are all within easy reach, making this an exceptional location for both families and commuters alike. Early viewing is highly recommended to appreciate the quality, location and lifestyle this outstanding home has to offer.

Entrance Hallway
Composite entry door to the front elevation. Storage cupboard. Doors to the cloakroom and lounge.

Cloakroom
5' 3" x 3' 0" (1.592m x 0.907m)
Fitted with a corner basin and close coupled w.c.

Lounge
15' 11" x 13' 9" (4.857m x 4.190m) maximums
uPVC double glazed window to the front elevation. Central heating radiator. Staircase to the first floor.

Kitchen/Diner
8' 8" x 13' 7" (2.644m x 4.140m)
Fitted with a range of modern wall and base units with contrasting work surfacing with inset stainless steel sink and drainer. Integrated oven and and four ring gas hob with chimney extractor over. Integrated dishwasher and fridge freezer. Ideal gas boiler. Understairs cupboard. Two central heating radiators. uPVC double glazed window and French doors to the rear elevation.

First Floor Landing
Loft access to the ceiling. Central heating radiator.

Bedroom One
8' 0" x 13' 11" (2.437m x 4.236m)
uPVC double glazed window to the front elevation. Central heating radiator. Storage cupboard.

Bedroom Two
10' 2" x 7' 7" (3.103m x 2.307m)
uPVC double glazed window to the rear elevation. Central heating radiator.

Bedroom Three
6' 9" x 8' 2" (2.062m x 2.492m)
uPVC double glazed window to the rear. Central heating radiator.

Bathroom
7' 1" x 6' 4" (2.170m x 1.920m)
Equipped with a pedestal wash hand basin, close coupled w.c and panelled bath with shower and screen over. Central heating radiator.

Outside
Open plan frontage with parking for two cars. Lawned rear garden with fenced perimeter and enjoying a sunny aspect.

Tenure
Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications
Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

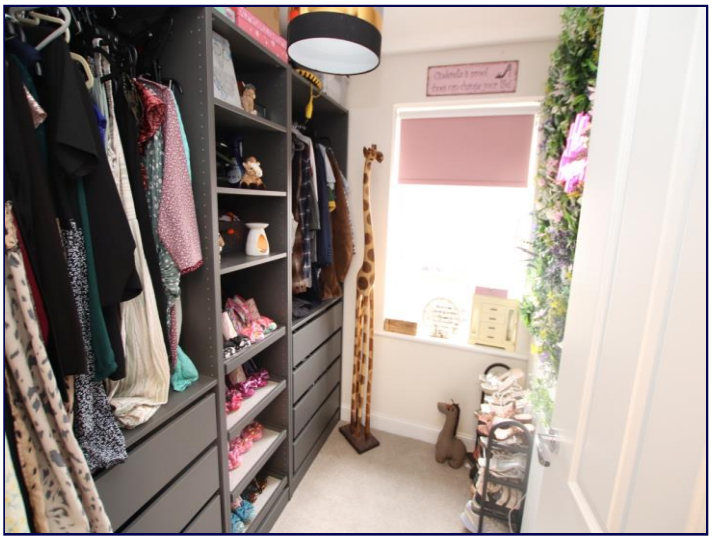
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Viewings
Please contact the relevant marketing office, all viewings are strictly by appointment only please.

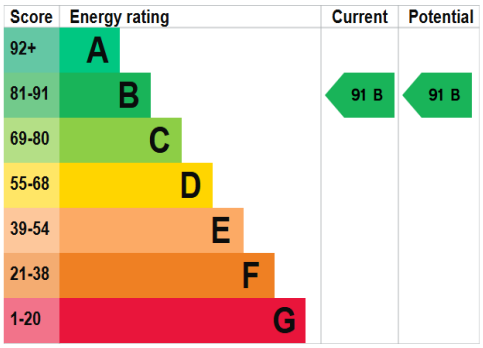
Council Tax Information
Band B: To confirm council tax banding for this property please view the websitewww.voa.gov.uk/cti

Free Valuations
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Property Management
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.







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