



**4 Binbrook Drive, New Waltham, DN36 4UU**  
**£190,000**

## Key Features:

- Three Bedroom Semi Detached Home, Built in 2023
- Wigmore Park, New Waltham
- Open Plan Kitchen Diner
- Spacious Lounge
- Main Bedroom with En Suite
- Driveway Parking
- Landscaped Rear Garden
- Highly Popular School Catchment

A three bedroom semi detached home located on the new Wigmore Park development in New Waltham, built in 2023 by Barratt Homes to their 'Maidstone' design. Ideally positioned close to highly popular schools and local amenities, the property is perfectly suited to families and first time buyers alike. The accommodation includes a front entrance porch, cloakroom/WC, a spacious lounge, and a contemporary open plan kitchen diner with access onto the rear garden, creating an ideal space for both everyday living and entertaining. To the first floor are three bedrooms and a family bathroom, with the main bedroom benefiting from its own en suite shower room. Externally, the property offers driveway parking and a rear garden featuring low-maintenance artificial lawn and a paved patio.



### ENTRANCE PORCH

Accessed via a composite front entrance door.

### CLOAKROOM

5'4" x 3'0" (1.63 x 0.93)

Fitted with a WC and pedestal hand basin.

### LOUNGE

16'0" x 11'10" (4.90 x 3.63)

A front aspect lounge, with staircase leading to the first floor.

### KITCHEN DINER

14'11" x 11'1" (4.56 x 3.39)

Fitted with a range of grey gloss units, worktops incorporating a stainless steel sink, built-in oven, ceramic hob, and integrated fridge/freezer, washing machine and dishwasher. Understairs storage cupboard, and French doors opening onto the rear patio.

### FIRST FLOOR LANDING

With access to the loft.

### BEDROOM 1

13'9" x 8'6" (4.20 x 2.60)

Front aspect main bedroom.

### EN SUITE

8'6" x 4'5" (2.60 x 1.36)

Fitted with a shower enclosure, pedestal basin, and WC.

### BEDROOM 2

10'6" x 8'6" (3.21 x 2.60)

Rear aspect double bedroom.

### BEDROOM 3

8'9" x 6'3" (2.67 x 1.93)

A versatile front aspect room.

### BATHROOM

6'2" x 5'6" (1.90 x 1.69)

Fitted with a panelled bath, pedestal basin and WC.

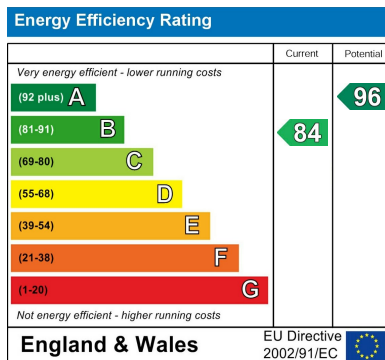
### TENURE

Freehold

### COUNCIL TAX BAND

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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 confirmed 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.

### DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

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