



4, Moorland Drive, New Waltham, DN36 4NQ
£239,950

Key Features:

- Three Bedroom Detached Home
- Popular Village Location
- Newly Refurbished Modern Interior
- Spacious Lounge with Feature Media Wall
- Kitchen Diner
- Ground Floor Shower Room & Third Bed/Study
- Two First Floor Double Bedrooms & WC
- Driveway Parking & Detached Garage

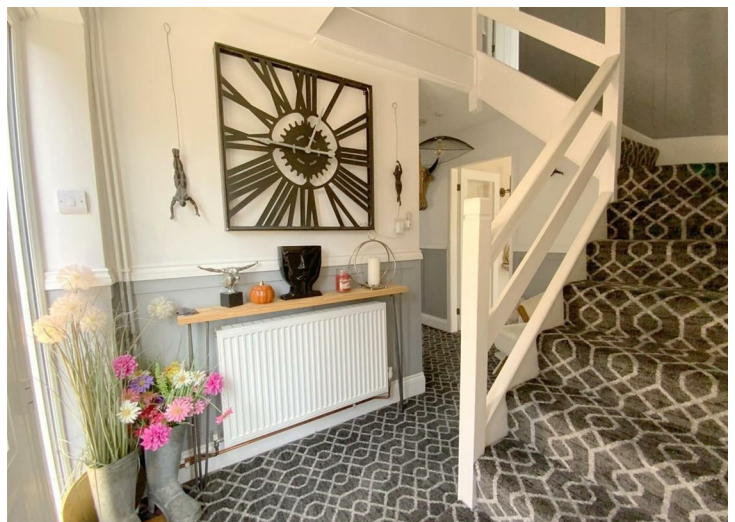
This recently refurbished three bedroom detached home offers stylish and well presented accommodation throughout. The property has been updated with a new gas central heating boiler and new uPVC double glazing, alongside a contemporary interior.

The spacious lounge features a media wall incorporating a modern electric fire, creating a strong focal point to the room. The modern kitchen is fitted with a comprehensive range of dove grey gloss units, complemented by quartz worktops and a large corner pantry. Integrated appliances include an oven, five-ring induction hob, coffee machine and dishwasher. The adjoining dining area opens onto the rear garden.

The ground floor also includes a useful third bedroom or study, together with a modern shower room incorporating a shower enclosure and vanity unit. To the first floor are two good sized double bedrooms, both benefiting from built-in wardrobes. A separate WC with vanity unit is conveniently positioned off the landing.

Outside, the property offers driveway parking to the front, with a detached garage located to the rear. The rear garden includes a composite decking area, providing a practical space for outdoor seating and entertaining.

Situated in a quiet cul de sac within the popular village of New Waltham, the property is conveniently located for local amenities, with easy access to Grimsby town centre and Cleethorpes seafront.



LOUNGE
17'9" x 11'8" (5.43 x 3.57)

KITCHEN DINER
22'2" x 12'6" (6.78 x 3.82)

SHOWER ROOM
7'6" x 5'4" (2.31 x 1.63)

BEDROOM 3/STUDY
10'1" x 8'5" (3.09 x 2.57)

FIRST FLOOR

BEDROOM 1
13'1" x 10'4" (4.00 x 3.16)

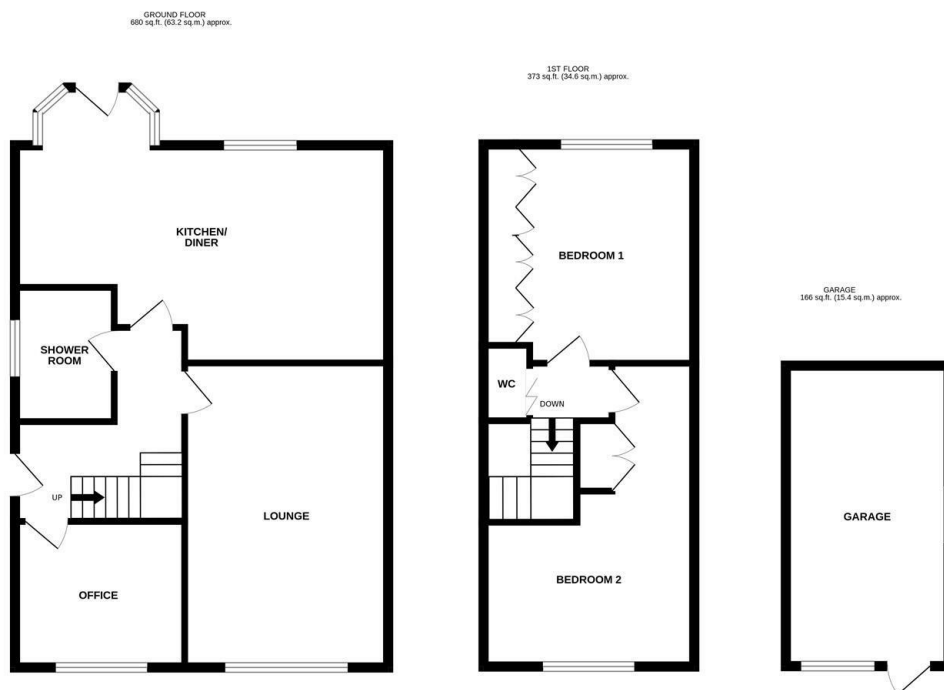
BEDROOM 2
17'5" x 10'11" (5.31 x 3.34)

W.C
4'9" x 3'2" (1.45 x 0.97)

TENURE
Freehold

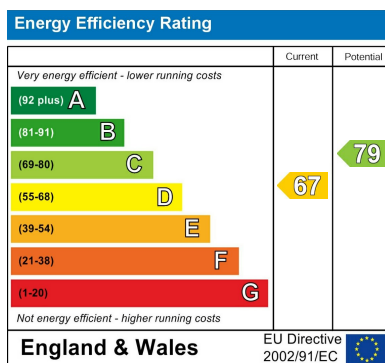
COUNCIL TAX BAND





TOTAL FLOOR AREA : 1219 sq.ft. (113.3 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 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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