Joy Walker

ESTATE AGENTS



21 Garrick Lane

New Waltham, North East Lincolnshire DN36 4WD

Situated on this ever popular development is this superb THREE BEDROOM DETACHED HOUSE within the village of New Waltham having a wealth of local amenities including shops, schools and public house. The smartly presented accommodation is ready to move into and comprises :- welcoming entrance hall, cloakroom, lounge, fabulous dining kitchen, three good sized bedrooms, en suite to main bedroom and family bathroom. Driveway providing ample off street parking and GARAGE. Gas central heating system and double glazing. Early viewing is highly recommended.

- SUPERB DETACHED HOUSE
- THREE BEDROOMS
- LOUNGE
- DINING KITCHEN
- EN SUITE SHOWER ROOM
- FAMILY BATHROOM
- CLOAKROOM
- DRIVE AND GARAGE
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING







£250,000

58 St Peters Avenue, Cleethorpes, Lincolnshire, DN35 8HP Telephone: 01472 200818 Fax: 01472 200618

www.joywalker.co.uk

MEASUREMENTS
All measurements are approximate.

ACCOMMODATION
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GROUND FLOOR
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ENTRANCE HALL
Approached via a double glazed entrance door into the welcoming entrance hall. Staircase to the first floor with useful under stair cupboard. Striking wood effect flooring. Radiator with decorative cover. Coving to the ceiling. Part glazed double doors lead into the Lounge.



ENTRANCE HALL
Additional photo



CLOAKROOM
Fitted with a modern suite comprising of low flush w/c and wash hand basin inset into dedicated vanity unit. Double glazed window to the front. Towel radiator in a chrome finish.



LOUNGE
14'4" x 14'2" (4.37m x 4.32)
A spacious room with stone style fire surround having a pebble style electric fire, granite effect hearth. Double glazed window to the rear. Coving to the ceiling, radiator.



LOUNGE
Additional photo



DINING KITCHEN
24'4" x 9'8" (7.43m x 2.95m)
Fitted with a superb range of modern wall and base units in a cream finish with contrasting work surface extending to provide a breakfast bar. Sink unit with mixer tap, metro style tiled splash backs. Built in appliances include the oven, gas hob with extractor unit over. Built in dishwasher, washing machine, fridge, freezer and wine cooler. Concealed within a cupboard is the gas central heating boiler. Double glazed window to the front. Coving to the ceiling with down lights. Two radiator. Door to the side giving access to the lounge. Double glazed French doors to the rear give access to the rear garden ideal for family living and entertaining.



DINING KITCHEN
Additional photo



DINING KITCHEN
Additional photo



DINING KITCHEN
Additional photo



FIRST FLOOR
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LANDING
Double glazed window to the front, spelled balustrade in a white finish.



BEDROOM 1
13'3" x 11'1" (4.06m x 3.39m)
Fitted wardrobes with sliding doors, double glazed window to the rear. Radiator. Coving to the ceiling.



BEDROOM 1
Additional photo



EN SUITE SHOWER ROOM

Fitted with a modern suite comprising of shower cubicle with glass door, mains supply rainfall shower and hand held attachment. Wash hand basin inset into dedicated vanity unit and low flush w/c. Double glazed window to the side. Towel radiator in a chrome finish.



EN SUITE SHOWER ROOM

Additional photo



BEDROOM 2

14'0" x 10'8" (4.28m x 3.27m)

Double glazed window to the rear, radiator. Coving to the ceiling.



BEDROOM 2

Additional photo



BEDROOM 3

9'7" (9'11") x 8'2" (2.94m (3.03m) x 2.49m)

Double glazed window to the front, radiator. Coving to the ceiling.



BATHROOM

7'4" x 6'5" (2.26m x 1.97m)

Fitted with a white suite comprising of bath with Aqualisa shower over, pedestal wash hand basin and low flush w/c. Fully tiled walls. Double glazed window to the rear. Tiled flooring. Radiator. Coving to the ceiling.

OUTSIDE

GARDENS

The front garden has neat lawn being open plan in design with planted beds, ornamental trees.. A block paved driveway provides off street parking with double wrought iron gates leading to the remainder of the driveway and GARAGE. The rear garden has a neat lawn with paved patio areas, artificial grassed area to the rear. Boundaries are fenced. Security light and outside tap.



GARDENS

Additional photo



GARAGE

A brick built single detached garage having an up and over door. Power and lighting.



CONNECTED INTEREST

A member of the Joy Walker team is related to the vendor of this property.

TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

COUNCIL TAX BAND

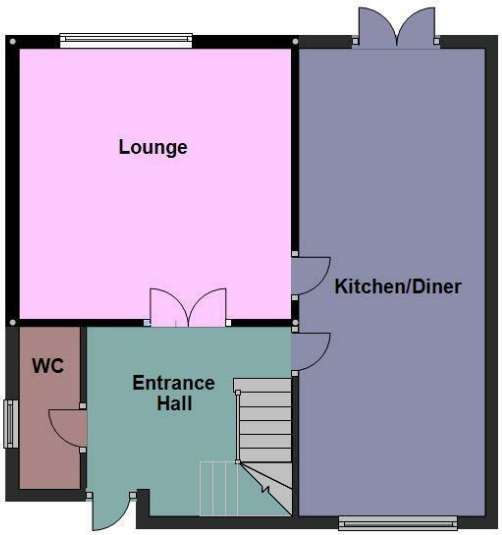
Council Tax Band D

VIEWING ARRANGEMENTS

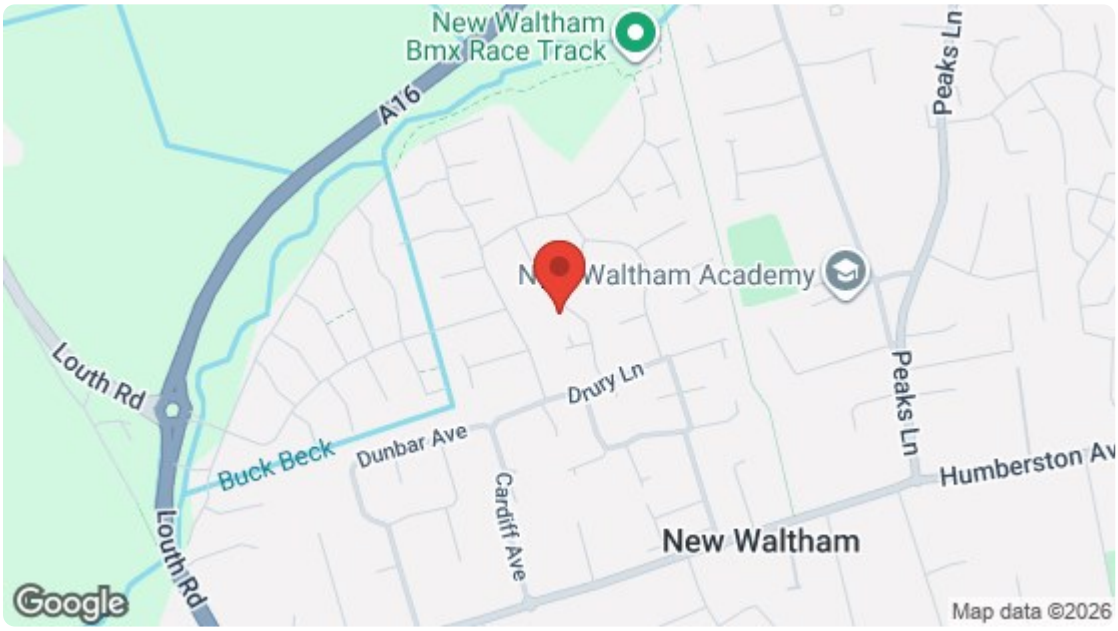
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

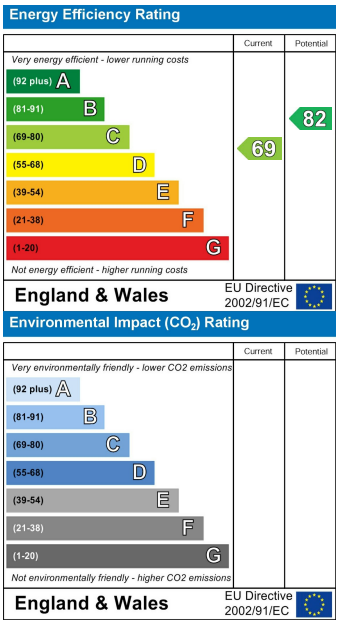
OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm









For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.