



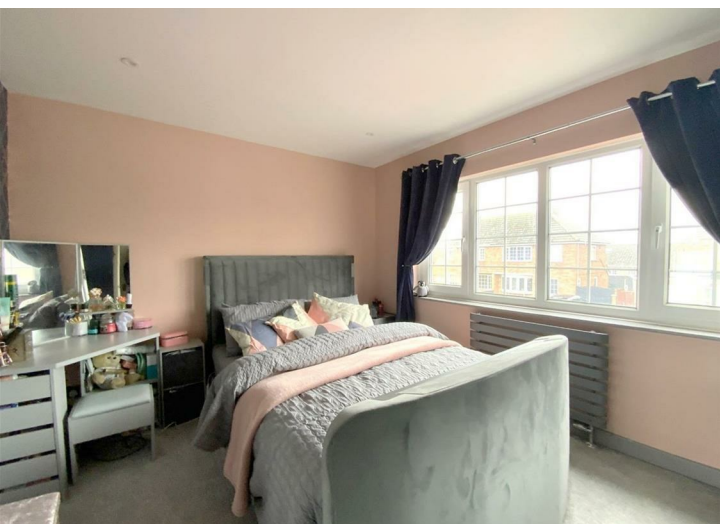
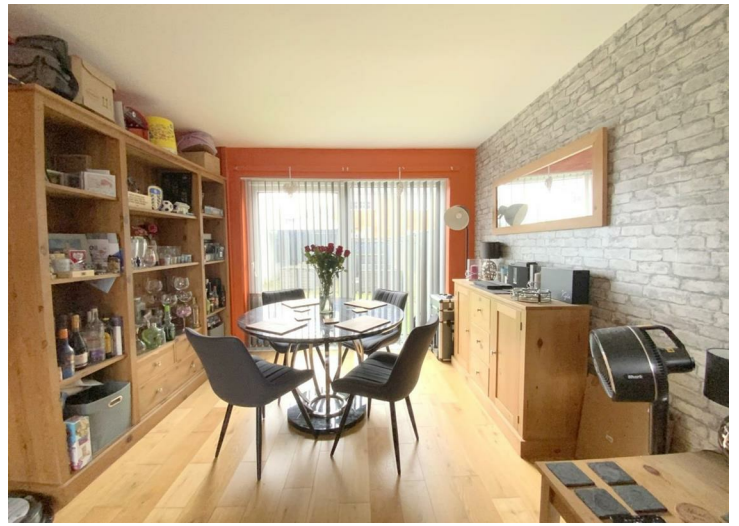
**9 Rutland Drive, New Waltham, North East Lincolnshire, DN36 4PA  
£200,000**

## Key Features:

- Three Bedroom Semi Detached Home
- Popular Location of New Waltham
- Modern Fitted Kitchen
- Lounge/Dining Room with Log Burner
- Ample Driveway Parking and Garage
- Excellent School Catchment

A three bedroom semi detached home located in this sought after area of New Waltham. Ideally suited to first time buyers and families alike, the property is conveniently located close to a wide range of local amenities and popular schools.

The accommodation offers a spacious open plan lounge/dining room with log burner, and a modern fitted kitchen benefiting a full range of integral appliances. Upstairs there are three bedrooms including two doubles, along with a family bathroom. Externally, the front of the property is fully block paved providing ample parking, while to the rear is a low maintenance garden and garage.



### ENTRANCE HALL

11'5" x 8'0" (3.48 x 2.45)

With solid hardwood floor, and understairs storage cupboards.

### LOUNGE/DINING ROOM

22'9" x 10'9" (6.95 x 3.29)

Featuring a log burning stove with stone surround, and continued hardwood floor. Of dual aspect with a bow window to the front and patio doors opening onto the rear garden.

### KITCHEN

10'11" x 7'2" (3.34 x 2.19)

Fitted with modern white gloss units, built-in oven, electric hob, integrated fridge/freezer, dishwasher, washing machine and tumble dryer. Unit housing the 'Baxi' gas central heating boiler. Rear aspect window, and side entrance door.

### FIRST FLOOR LANDING

With a built-in storage cupboard, and access to the loft. Side aspect window.

### BEDROOM 1

11'1" x 10'4" (3.38 x 3.16)

To front aspect.

### BEDROOM 2

10'11" x 10'5" (3.33 x 3.18)

To rear aspect.

### BEDROOM 3

6'11" x 6'4" (2.11 x 1.95)

To front aspect, with fitted cabin bed.

### BATHROOM

8'0" x 5'6" (2.45 x 1.68)

Fitted with a wash stand, WC, and bath with rainfall shower over.

### TENURE

Freehold

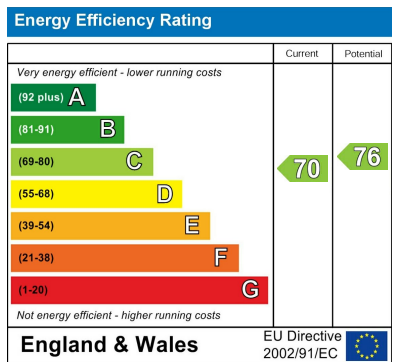
### COUNCIL TAX BAND

B





TOTAL FLOOR AREA : 1039 sq.ft. (96.4 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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