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Garrick Lane, New Waltham



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£345,000



Spacious detached home with 147m2 accommodation, enhanced kitchen, modernised bathrooms, four double bedrooms and south westerly gardens.

#### Key Features

- Substantial detached family home
- 147m2 of accommodation
- Four genuine double bedrooms
- Enhanced modern dining kitchen
- Upgraded en-suite and family bathroom
- Two reception rooms plus sun room
- South westerly rear garden
- Block paved driveway and detached garage
- EPC rating C
- Tenure: Freehold







Situated within this highly regarded position in New Waltham, ideally placed for excellent schools, village amenities and commuter links, this substantial detached family home offers an impressive 147m<sup>2</sup> of beautifully presented accommodation.

The current owners have significantly enhanced the property during their ownership, tastefully updating the kitchen and bathrooms to create a fresh, modern feel throughout.

The accommodation flows effortlessly from the welcoming entrance hall. To the front is a generous reception room, ideal as a snug, playroom or home office, while the main living room provides an excellent size family space filled with natural light.

The heart of the home is the spacious dining kitchen, which has been stylishly enhanced, giving it a contemporary finish. There is ample space for dining and entertaining, with French doors opening into the sun room – perfect for relaxing or hosting family and friends. A separate utility room and ground floor cloakroom add practicality.

Upstairs, the property offers four genuine double bedrooms. The principal bedroom benefits from its own upgraded en-suite shower room, while the remaining bedrooms are served by a beautifully modernised family bathroom.

Occupying a good size south westerly plot, the outside space is equally appealing. There are lawned gardens to the front and rear, with a block paved driveway running to the side of the property providing ample off road parking and leading to a detached garage.

A spacious and beautifully maintained family home in one of New Waltham's most popular locations – early viewing is highly recommended.

## Entrance Hall

## Living Room

5.59m x 4.09m (18'4" x 13'5")

## Reception Room

3.51m x 3.21m (11'6" x 10'6")

## Kitchen

4.11m x 4.33m (13'6" x 14'2")

## Sun Room

3.44m x 4.09m (11'4" x 13'5")

## Utility Area

2.79m x 2.96m (9'2" x 9'8")

## WC

1.22m x 1.86m (4'0" x 6'1")

## Landing

## Bedroom

4.8m x 3.58m (15'8" x 11'8")

## En-Suite

## Bedroom

3.4m x 3.58m (11'2" x 11'8")

## Bedroom

3.51m x 3.71m (11'6" x 12'2")

## Bedroom

2.9m x 3.71m (9'6" x 12'2")

## Family Bathroom

1.9m x 2.67m (6'2" x 8'10")

## Garage

5.69m x 2.43m (18'8" x 8'0")

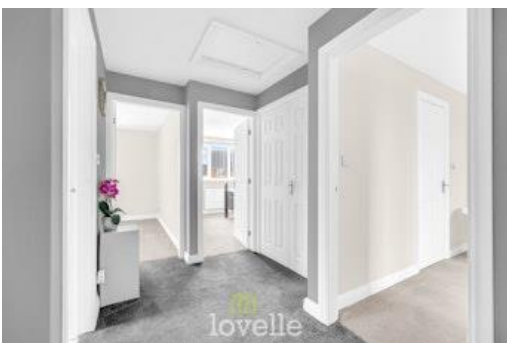
## Location

New Waltham is a highly regarded village situated on the outskirts of Grimsby. This popular village offers a variety of local shops and has a regular bus service to Grimsby and Cleethorpes. Well regarded local schools. Good commuting point for Humber bank industries, A180/M180, Louth and Lincoln.

## Broadband Type

Standard- 7 Mbps (download speed), 0.8 Mbps (upload speed), Superfast - 80 Mbps (download speed), 20 Mbps (upload speed) Ultrafast - 1000 Mbps (download speed), 100 Mbps (upload speed).

## Agents Note







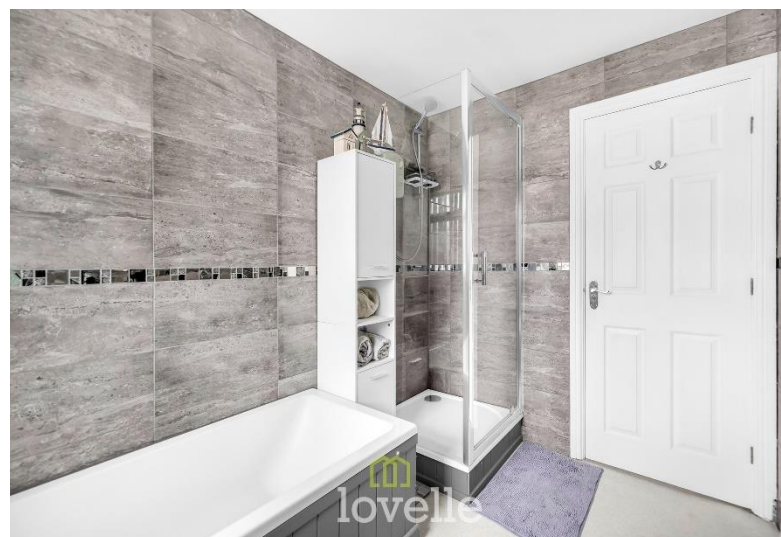
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All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive. Some images have been enhanced to improve presentation. An internal viewing is highly recommended to fully appreciate the property.













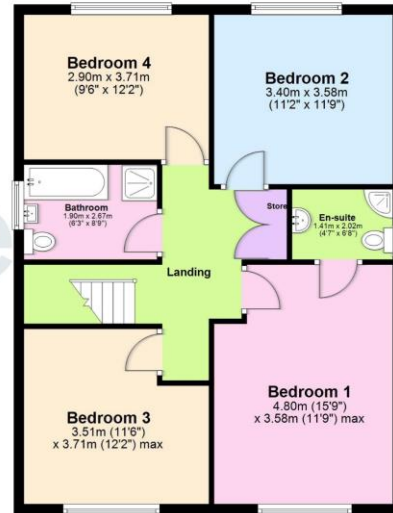
### Ground Floor

Approx. 101.9 sq. metres (1096.4 sq. feet)



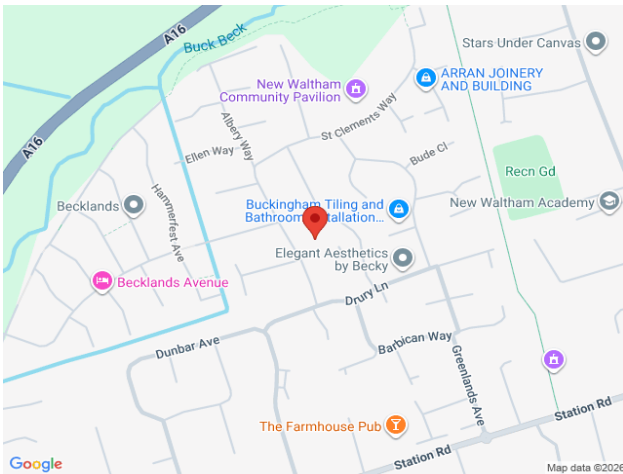
### First Floor

Approx. 72.4 sq. metres (779.7 sq. feet)



Total area: approx. 174.3 sq. metres (1876.1 sq. feet)

The provided floor plan is intended for general informational purposes only and may not accurately represent the exact dimensions, layout, or features of the property. The floor plan should not be relied upon for making decisions about purchasing, renting, or modifying the property. Actual measurements and features may vary. It is recommended that interested parties conduct a physical inspection of the property to verify the accuracy of the floor plan and obtain specific information about the property's condition, amenities, and any other relevant details.  
Plan produced using PlanUp.



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