

Buy. Sell. Rent. Let.



Binbrook Drive, New Waltham



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When it comes to
property it must be


lovelle



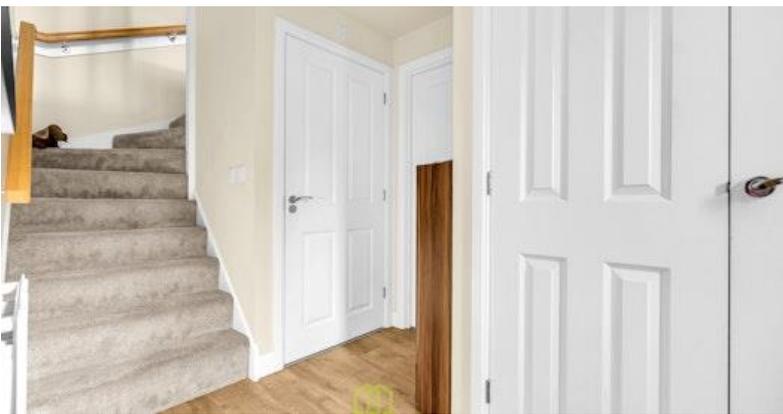
£229,950



Stylish three-bedroom semi with en-suite, modern kitchen/diner, enclosed garden, parking and remaining new build warranty.

Key Features

- Built in 2022 by Barratt Homes
- Popular Wigmore Park development
- Three well-proportioned bedrooms
- En-suite to principal bedroom
- Modern kitchen/diner with French doors
- Ground floor cloakroom
- Enclosed rear garden
- Remainder of 10-year new build warranty
- EPC rating B
- Tenure: Freehold





Lovelle are delighted to present to the market this beautifully maintained three-bedroom semi-detached home, built in 2022 by Barratt Homes and located on the ever-popular Wigmore Park development in New Waltham.

This stylish "Moresby" design offers modern, move-in-ready accommodation that will particularly appeal to first time buyers and young families looking for a home they can simply unpack and enjoy.

The ground floor comprises a welcoming entrance hall, spacious lounge to the front aspect and a contemporary kitchen/diner to the rear, complete with French doors opening onto the enclosed garden – ideal for entertaining, summer evenings or keeping an eye on little ones playing outside. A useful ground floor cloakroom and storage cupboard add to the practicality of the layout.

To the first floor are three bedrooms, including a principal bedroom with en-suite shower room, alongside a modern family bathroom.

Externally, the property benefits from an enclosed rear garden with patio area and lawn, along with off-road parking.

Built in 2022, the home still benefits from the remainder of its 10-year new build warranty, offering peace of mind for any purchaser. With an impressive EPC rating of B, this is an energy-efficient home with lower running costs – something increasingly important to today's buyers.

Situated within the highly regarded village of New Waltham, the property is close to local amenities, well-regarded schools and commuter links, making this an ideal step onto the property ladder or the perfect next move for a growing family.

Early viewing is highly recommended.

Entrance Hall

Living Room

4.71m x 3.25m (15'6" x 10'8")

Kitchen/Diner

4.71m x 2.7m (15'6" x 8'11")

WC

1.86m x 1.01m (6'1" x 3'4")

Landing

Bedroom

3.16m x 3.36m (10'5" x 11'0")

En-Suite

1.45m x 2.34m (4'10" x 7'8")

Bedroom

2.67m x 3.38m (8'10" x 11'1")

Bedroom

1.94m x 2.7m (6'5" x 8'11")

Bathroom

1.74m x 2.11m (5'8" x 6'11")

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- 10 Mbps (download speed), 0.9 Mbps (upload speed), Superfast - 63 Mbps (download speed), 13 Mbps (upload speed). Ultrafast - 1800 Mbps (download speed), 220 Mbps (upload speed).

Agents Note

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the services, tenure and right of way of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

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.



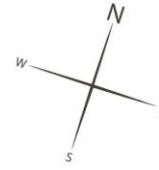






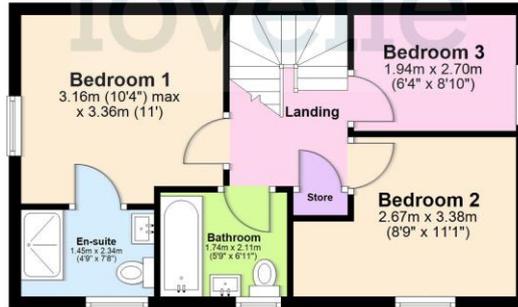
Ground Floor

Approx. 38.7 sq. metres (416.7 sq. feet)



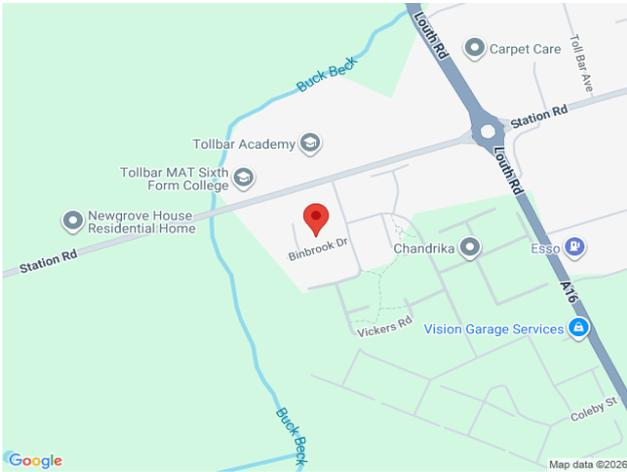
First Floor

Approx. 38.3 sq. metres (412.3 sq. feet)



Total area: approx. 77.0 sq. metres (829.0 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.



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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