



43 Mellor Way, New Waltham, DN36 4GW
£205,000

Key Features:

- Three Bedroom Semi Detached Home
- Highly Regarded Renaissance Development
- Immaculately Presented Throughout
- Modern Kitchen Diner
- Spacious Lounge
- Cloakroom/WC
- Two Double Bedrooms
- Versatile Third Bedroom
- Low Maintenance Landscaped Garden
- Garage & Driveway to the Rear

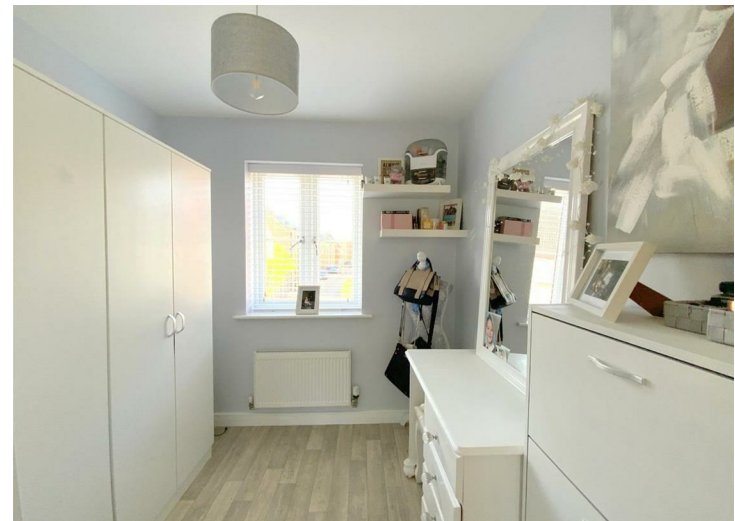
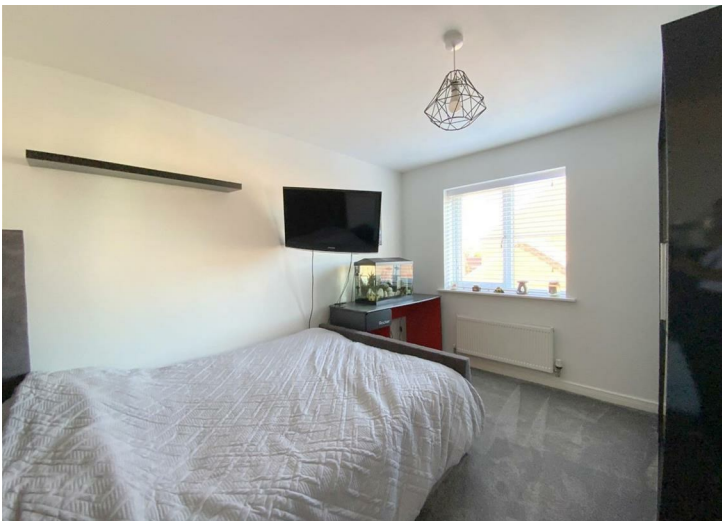
Situated within the highly regarded Renaissance development, off Humberston Avenue, this attractive gable-fronted semi detached home offers immaculately presented accommodation throughout. The property also features a low maintenance landscaped garden, together with a detached garage and driveway positioned to the rear.

The entrance hall has a cloakroom/WC off, with the lounge positioned to the front. To the rear, the kitchen diner is fitted with a modern range of units and provides ample space for dining, with French doors opening directly onto the garden.

To the first floor are two double bedrooms, and a single bedroom currently arranged as a dressing room. The family bathroom is fitted with a modern suite including a shower over the bath.

Outside, the rear garden has been landscaped for ease of maintenance, with a paved patio and artificial lawn providing an attractive space for outdoor seating and dining. Gated access leads to the detached garage and driveway at the rear.

The property is conveniently positioned for the wide range of amenities available in both Humberston and New Waltham, together with well-regarded primary and secondary schools. Cleethorpes seafront and its many attractions are also within easy reach.



LOUNGE
14'3" x 13'0" (4.36 x 3.97)

KITCHEN DINER
16'1" x 10'6" (4.92 x 3.22)

CLOAKROOM/WC
5'10" x 4'0" (1.78 x 1.22)

FIRST FLOOR

BEDROOM 1
13'8" x 8'8" (4.17 x 2.66)

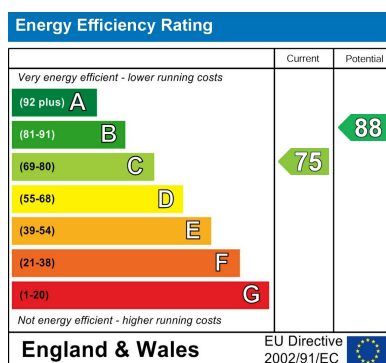
BEDROOM 2
11'2" x 9'4" (3.42 x 2.85)

BEDROOM 3
9'10" x 7'1" (3.02 x 2.17)

BATHROOM
6'5" x 6'3" (1.97 x 1.93)

GARAGE
17'1" x 8'11" (5.21 x 2.74)





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

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore