



7 The Glade, New Waltham, North East Lincolnshire, DN36 4FS
£575,000

Key Features:

- FIVE/SIX Bedroom Detached Three Storey Home
- Prime Cul De Sac Position, Off Humberston Avenue
- Spacious & Highly Versatile Family Accommodation
- Open Plan Living/Dining Kitchen
- Separate Lounge
- Four Bath/Shower Rooms, inc. Two En Suite
- Generous & Private Outdoor Space
- Summer House/Sociable Bar
- Detached Double Garage with Live/Work Studio Above

Occupying a prime cul de sac position within the prestigious Renaissance development, this outstanding five/six bedroom detached home offers substantial and highly versatile family accommodation, arranged over three floors.

The property combines generous internal proportions with superbly designed outdoor entertaining space.

At the heart of the home is the impressive open plan kitchen, living and dining area, complete with bi-folding doors opening onto the rear garden, creating an ideal space for both family life and entertaining. A separate front aspect lounge provides a comfortable reception space accessed via double doors from the welcoming entrance hall. A utility room and cloakroom add further practicality to the ground floor.

To the first floor are four well proportioned double bedrooms, including the main bedroom with en suite shower room, together with a family bathroom. The second floor provides further flexible accommodation, currently arranged as a fifth double bedroom, a dressing room and an en suite shower room, making it ideal for teenagers, guests or multi-generational living. Plantation shutters feature throughout the property, adding a stylish touch.

Set against a pleasant woodland backdrop, the property offers generous outdoor space enjoying a high degree of privacy, comprising a lawned rear garden and an extensive paved patio, perfect for outdoor dining and entertaining. A summer house has been fitted as a sociable bar area, enhancing the home's lifestyle appeal.

Further features include a two-storey detached double garage with shower room and a flexible first floor live/work studio, suitable for a home office or leisure use.

Set in a desirable residential location, within the catchment area of reputable schools, this superb property offers an ideal opportunity for families seeking both space and versatility....Viewing highly recommended.



ENTRANCE HALL

10'0" x 6'8" (3.06 x 2.05)

A welcoming entrance to the property, with understairs cupboard and double doors opening into the lounge.

LOUNGE

20'2" x 11'2" (6.17 x 3.41)

Front aspect lounge with feature media wall incorporating a modern electric fire.

KITCHEN

20'2" x 11'3" (6.17 x 3.45)

Fitted with a range of shaker style units and butchers-block style worktops inset with a ceramic sink. Incorporating built-in twin ovens, a wine cooler, dishwasher, recess for an American style fridge freezer, and central island with induction hob and breakfast bar. Gas central heating boiler housed within wall unit. Open plan to:

LIVING/DINING AREA

29'6" x 10'5" (9.00 x 3.19)

Forming an L-shape with the kitchen, having bi-folding doors opening onto the rear garden.

UTILITY ROOM

6'8" x 4'11" (2.04 x 1.52)

Providing further storage, and integrated washing machine.

CLOAKROOM/WC

6'7" x 2'8" (2.01 x 0.83)

Fitted with a WC and pedestal hand basin.

FIRST FLOOR

BEDROOM 1

11'4" x 10'7" (3.47 x 3.25)

Rear aspect bedroom with built-in mirror fronted wardrobes.

EN-SUITE SHOWER ROOM

6'1" x 5'10" (1.87 x 1.80)

Fitted with a shower enclosure, vanity unit, WC, and illuminated wall mirror.

BEDROOM 2

11'4" x 10'8" (3.46 x 3.27)

Rear aspect bedroom.

BEDROOM 3

10'5" x 7'9" (3.18 x 2.38)

Front aspect bedroom, currently arranged as a study.

BEDROOM 4

12'4" x 11'0" (3.78 x 3.36)

Measured at widest point.

Front aspect bedroom.

FAMILY BATHROOM

6'11" x 5'6" (2.11 x 1.68)

Fitted with a vanity unit, WC, and panelled bath with shower over.

SECOND FLOOR

BEDROOM 5

13'3" x 11'6" (4.05 x 3.51)

Front aspect bedroom.

BEDROOM 6/DRESSING ROOM

11'6" x 7'4" (3.52 x 2.26)

Front aspect versatile room.

EN SUITE SHOWER ROOM

8'4" x 6'1" (2.56 x 1.87)

Fitted with a shower enclosure, vanity unit and WC.

DOUBLE GARAGE

19'2" x 17'5" (5.85 x 5.32)

Incorporating a wet room with electric shower, vanity unit, WC and underfloor heating.

Stairs lead to the Live/Work Studio above.

TENURE

Freehold

COUNCIL TAX BAND

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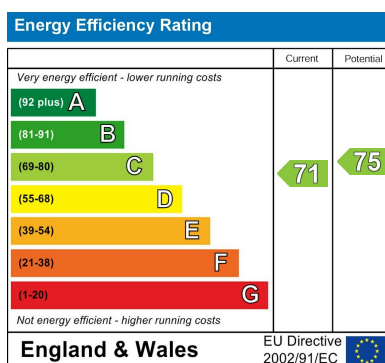




TOTAL FLOOR AREA : 2887 sq.ft. (268.2 sq.m.) approx.

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.

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