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Wyndham Road



When it comes to
property it must be


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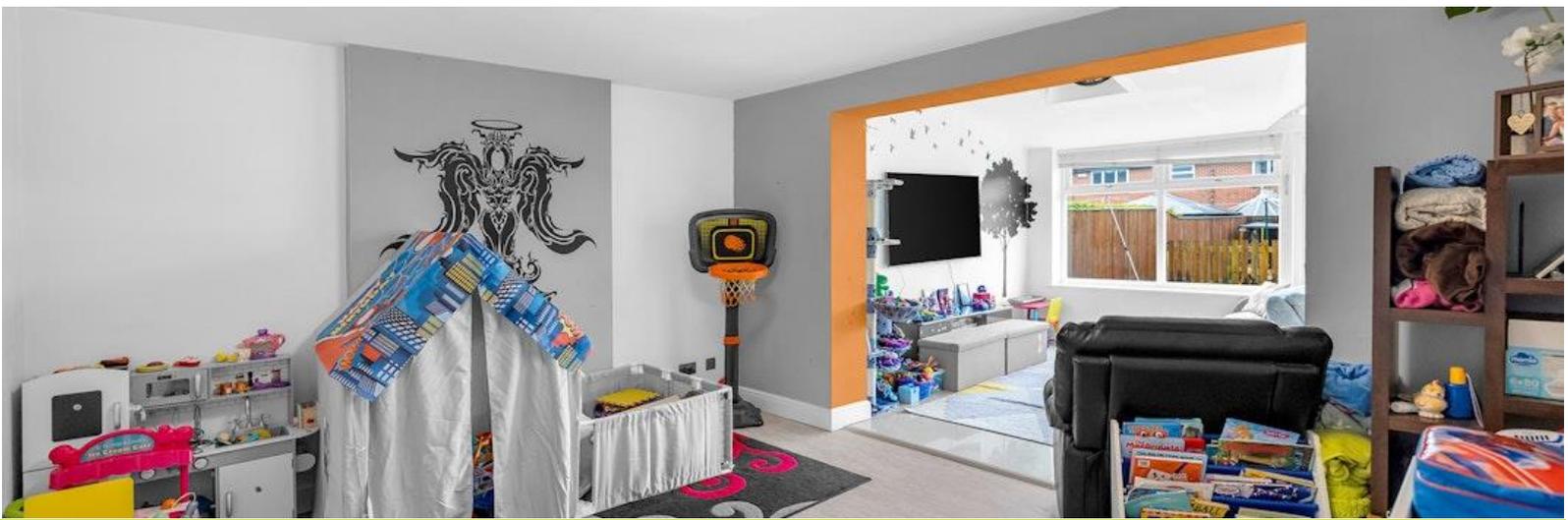
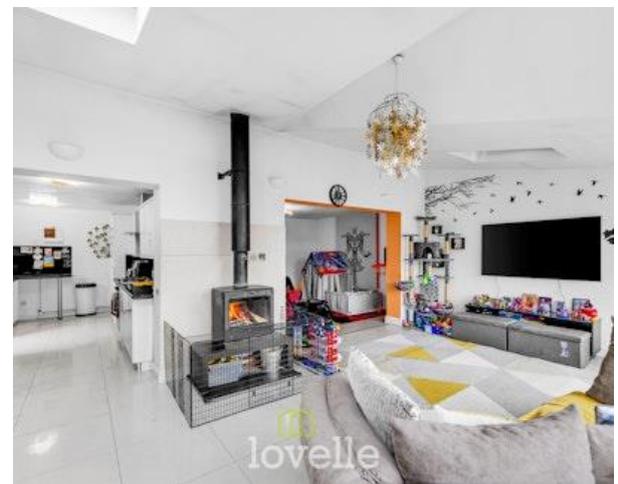
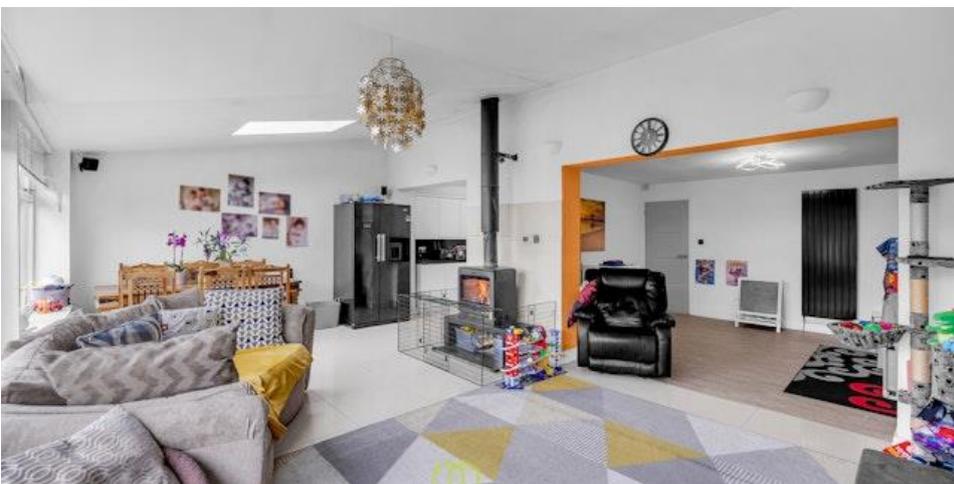
£279,950



Spacious four bedroom detached home with superb open-plan living, integral garage and larger than average rear garden.

Key Features

- Four bedroom detached family home
- Quiet cul-de-sac position on Greenlands estate
- Superb open-plan dining and sun room space
- Separate living room to the front
- Principal bedroom with en-suite shower room
- Integral garage with internal access
- Larger than average rear garden
- Ample off road parking to the front
- EPC rating TBC & Tenure: Freehold





Situated within a quiet cul-de-sac on the ever-popular Greenlands estate in New Waltham, this spacious four bedroom detached family home offers fantastic proportions, superb open-plan living and a larger than average plot – all within the highly regarded Toll Bar Academy catchment.

Greenlands has long been a firm favourite with families, thanks to its established residential feel, nearby amenities, ease of access to both Grimsby and Cleethorpes, and its proximity to well-performing primary and secondary schools. It's a location that continues to prove popular for very good reason.

The ground floor accommodation is particularly impressive. A welcoming entrance hall leads through to a comfortable living room positioned to the front, whilst to the rear you'll find the true heart of the home – a generous open-plan dining and sun room space. With excellent natural light and views over the garden, this is a fantastic area for modern family life, entertaining and everyday living.

The kitchen sits adjacent to the dining space and offers ample worktop and storage provision, with scope for buyers to modernise and enhance over time. A ground floor WC and integral access to the garage add further practicality.

To the first floor are four bedrooms. The principal bedroom benefits from its own en-suite shower room, whilst the remaining bedrooms are well proportioned and served by a family bathroom.

Outside, the property stands on a larger than average plot with a tiered rear garden providing patio seating areas and lawn – ideal for children, pets and summer gatherings. To the front, there is generous off road parking together with the integral garage and there is an EV charging point.

A fantastic opportunity to secure a well proportioned family home in one of New Waltham's most consistently popular residential areas.

Entrance Hall

Living Room

3.39m x 2.59m (11'1" x 8'6")

Dining Room

3.66m x 4.4m (12'0" x 14'5")

Kitchen

4.66m x 2.59m (15'4" x 8'6")

Sun Room

3.67m x 6.6m (12'0" x 21'8")

Landing

Bedroom

4.33m x 2.67m (14'2" x 8'10")

En-Suite

1.6m x 1.76m (5'2" x 5'10")

Bedroom

3.35m x 2m (11'0" x 6'7")

Bedroom

3.53m x 2.68m (11'7" x 8'10")

Bedroom

2.16m x 3.53m (7'1" x 11'7")

Family Bathroom

1.45m x 2.41m (4'10" x 7'11")

Garage

5.29m x 2.48m (17'5" x 8'1")

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 - 8 Mbps (download speed), 0.9 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.





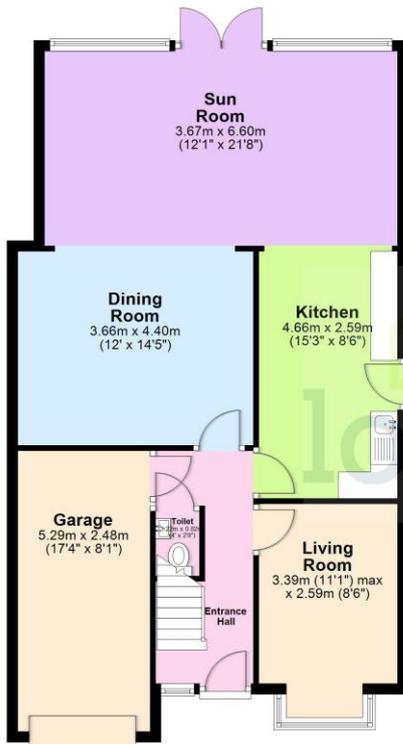






Ground Floor

Approx. 85.4 sq. metres (918.9 sq. feet)



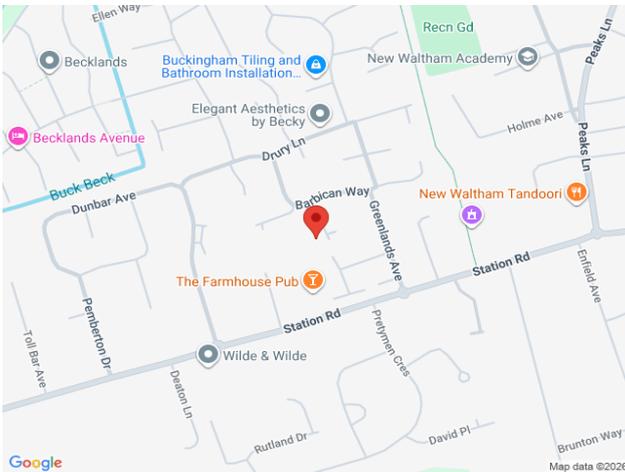
First Floor

Approx. 55.0 sq. metres (592.1 sq. feet)



Total area: approx. 140.4 sq. metres (1510.9 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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