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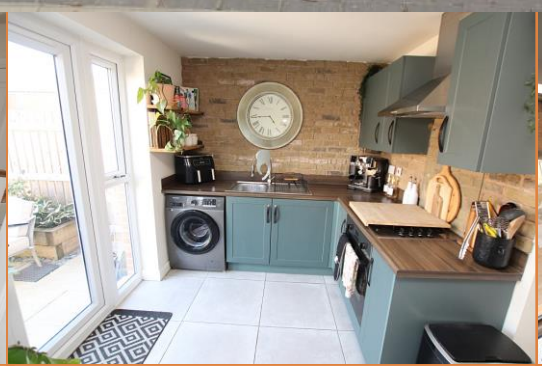
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Wellington Avenue
New Waltham
DN36 4AR

£150,000

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Property Introduction
Crofts Estate Agents are delighted to bring to the market this beautifully presented two double bedroom end-link home, built in 2023 and situated on the ever-popular Wigmore Park development in New Waltham. Stylishly finished throughout and ready to move straight into, this superb home is perfect for first-time buyers, young families or those looking to downsize without compromising on quality. Designed with modern living in mind, the property offers a bright and spacious lounge which leads seamlessly into a attractive kitchen complemented by a feature imitation brick wall that adds character. French doors open onto the rear garden, creating the perfect space for entertaining, while a useful understairs cupboard provides excellent additional storage. A convenient ground floor cloakroom completes the ground floor. Upstairs, you'll find two generous double bedrooms and a contemporary family bathroom fitted with a shower over the bath. The current owners have added a host of stylish finishing touches, including attractive wall panelling and tasteful décor throughout, giving the home a warm, welcoming feel that is sure to impress. Outside, the enclosed rear garden has been designed for low-maintenance enjoyment, while the front of the property provides off-road parking for two vehicles. Wigmore Park has quickly become one of New Waltham's most desirable developments, offering green open spaces, a children's play area and excellent access to local amenities, highly regarded schools and transport links and the beautiful Lincolnshire Wolds all within easy reach, this fantastic home enjoys the perfect balance of village living and everyday convenience. An exceptional home in a sought-after location – early viewing is highly recommended.

Entrance Hallway
Offering composite entry door to the front elevation. Inner door through to the lounge.

Lounge
11' 8" x 13' 0" (3.566m x 3.962m)
With uPVC double glazed window to the front elevation, the lounge is attractively presented with stylish panelling to one wall. Staircase to the first floor. Central heating radiator.

Cloakroom
3' 5" x 6' 1" (1.049m x 1.860m)
uPVC double glazed window to the side elevation and fitted with a close coupled w.c and pedestal wash hand basin. Tiled flooring. Central heating radiator.

Kitchen
7' 3" x 12' 10" (2.22m x 3.90m)
A stylish and contemporary kitchen/diner, beautifully appointed with an attractive range of shaker-style units complemented by wood-effect work surfaces and a striking imitation exposed brick feature wall, creating a warm and characterful finish. The kitchen is fitted with an integrated electric oven, gas hob and stainless steel extractor, together with ample cupboard and preparation space for

everyday living. There is further space for additional appliances, while French doors flood the room with natural light and provide direct access to the rear garden, making it an ideal space for both family life and entertaining. A useful understairs storage cupboard completes this impressive and well-designed room.

First Floor Landing
With loft access and central heating radiator.

Bedroom One
9' 5" x 13' 0" (2.864m x 3.957m) max
uPVC double glazed window to the front elevation. Central heating radiator. Storage cupboard over the stair bulk head.

Bedroom Two
7' 8" x 13' 1" (2.326m x 3.980m)
uPVC double glazed window to the rear elevation. Central heating radiator.

Bathroom
6' 0" x 6' 7" (1.834m x 2.003m)
A beautifully presented contemporary bathroom, finished to a high standard with modern tiling and stylish décor. Fitted with a three-piece suite comprising a panelled bath with shower and glazed screen, pedestal wash hand basin and low-flush WC. The attractive tiled surround creates a sleek finish, while the window provides excellent natural light and ventilation. A heated chrome towel radiator completes this bright, modern and functional family bathroom.

Outside
Front
To the front of the property is a block-paved driveway providing off-road parking, with a small paved pathway leading to the front door. The entrance is framed by a light brick surround. Rear
The enclosed rear garden is laid mainly to lawn with a good-sized paved patio area immediately outside the French doors, ideal for outdoor seating and entertaining. Timber fencing provides privacy, and the garden benefits from a useful wooden shed, planted borders with shrubs and seasonal flowers and a side pathway.

Tenure
Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications
Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker

Viewings
Please contact the relevant marketing office, all viewings are strictly by appointment only please.

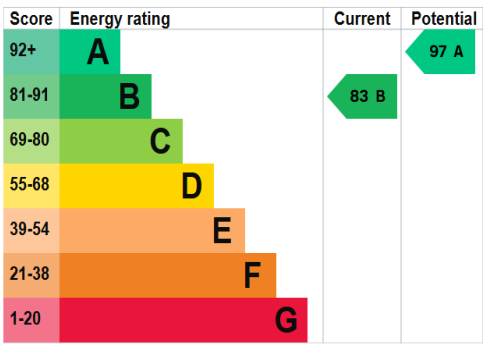
Council Tax Information
Band B: To confirm council tax banding for this property please view the websitewww.voa.gov.uk/cti

Free Valuations
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Property Management
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