



**19 Hadfield Place, New Waltham, DN36 4BF**  
**£175,000**

## Key Features:

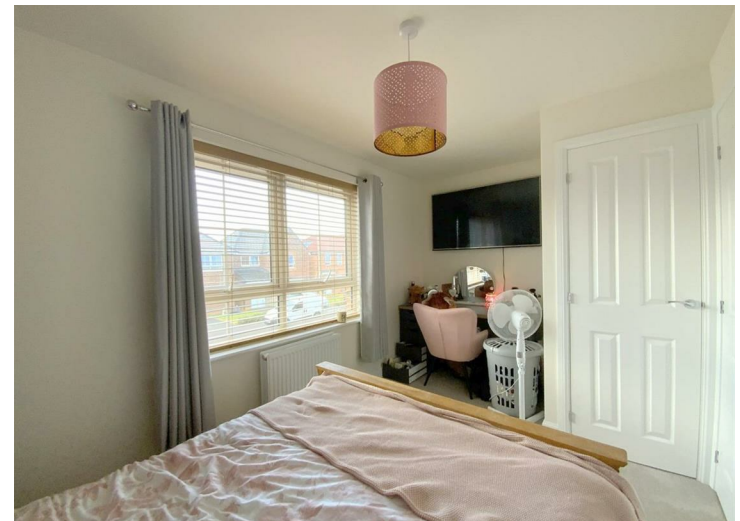
- Three Bedroom Mid Link Home
- Built in 2025
- Wigmore Park Development, New Waltham
- Spacious Lounge
- Kitchen Diner with Full Range of Integrated Appliances
- Ground Floor WC & First Floor Family Bathroom
- Low Maintenance Rear Garden
- Off Road Parking

Built in 2025, and situated within the popular Wigmore Park development in New Waltham, this three bedroom mid link home offers modern and energy efficient living, ideal for first time buyers, young families, or those looking to downsize.

The accommodation comprises a spacious lounge, a stylish kitchen diner featuring a full range of integrated appliances, and a convenient ground floor WC. To the first floor are three bedrooms and a family bathroom including a shower over the bath.

Outside, the property benefits from a low maintenance rear garden, while off road parking for two vehicles is available to the front.

Wigmore Park is a popular modern development in New Waltham, well placed for a range of everyday amenities, local schools and transport links. The development also features areas of open green space and a children's play area, whilst Cleethorpes seafront and the Lincolnshire Wolds are both within easy reach.



**LOUNGE**

15'11" x 10'7" (4.86 x 3.25)

**KITCHEN DINER**

13'6" x 8'7" (4.14 x 2.64)

**CLOAKROOM/WC**

5'2" x 2'11" (1.59 x 0.90)

**FIRST FLOOR**

**BEDROOM 1**

13'10" x 7'11" (4.23 x 2.43)

**BEDROOM 2**

10'2" x 7'6" (3.10 x 2.30)

**BEDROOM 3**

6'8" x 6'0" (2.05 x 1.84)

**FAMILY BATHROOM**

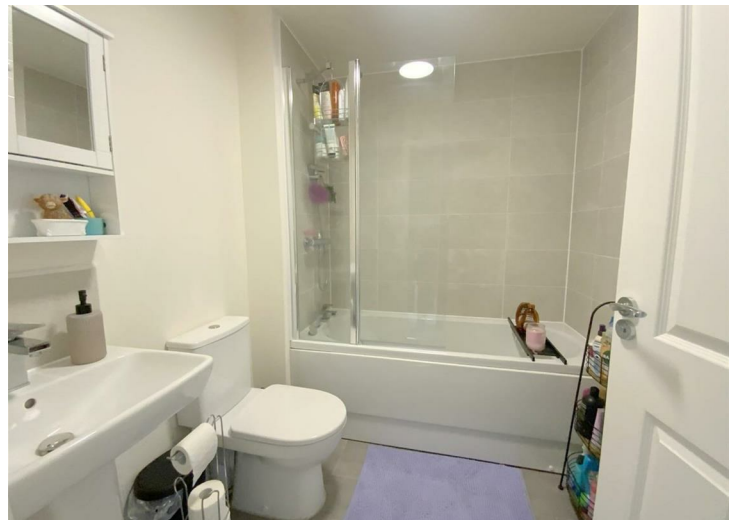
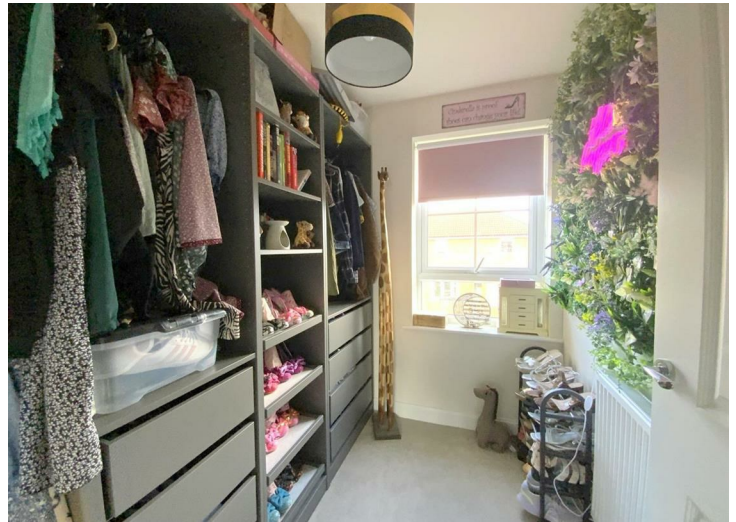
7'1" x 6'29'11" (2.16 x 1.92)


**TENURE**

FREEHOLD

**COUNCIL TAX BAND**

B



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>	91	91
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### 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

