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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Priors Close
New Waltham
Grimsby
DN36 4QZ

£275,000

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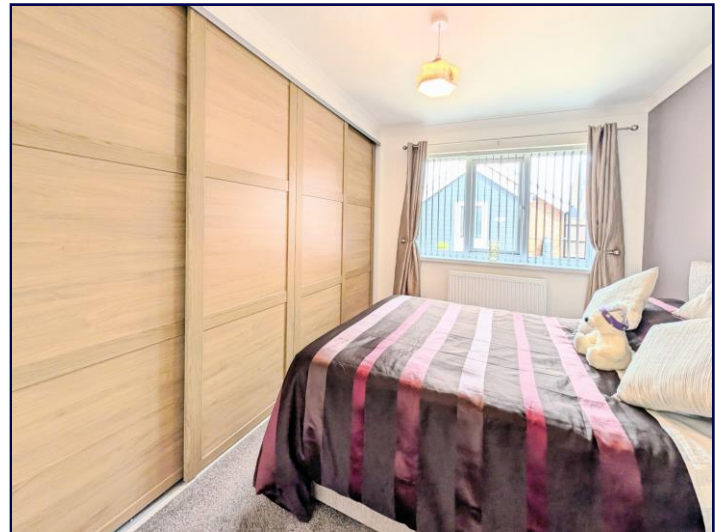
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Property Introduction

Situated within the highly sought-after village of New Waltham, this superb detached residence offers beautifully presented and deceptively spacious accommodation, ideal for a wide range of purchasers seeking a home ready to move straight into. The property is approached via a driveway providing ample off-road parking and leading to an attached garage, while attractive gardens to both the front and rear create excellent outdoor spaces for relaxation and entertaining. Upon entering, you are welcomed by a spacious entrance hall which immediately sets the tone for the quality and space available throughout. The ground floor accommodation comprises a generous lounge, perfect for family living, a separate dining room ideal for formal entertaining, a well-appointed kitchen, convenient WC, and a versatile double bedroom which could also serve as a home office, guest suite or additional reception room if required. To the first floor are two further exceptionally spacious double bedrooms, both offering excellent proportions. The principal bedroom benefits from a dedicated dressing area incorporated within the room, creating a stylish and practical retreat. Completing the first floor is a luxurious four-piece family bathroom featuring both a bath and separate shower enclosure. Presented to an excellent standard throughout, this impressive home combines flexible accommodation with quality finishes and attractive outdoor space. Located close to local amenities, well-regarded schools and transport links, this is a fantastic opportunity to acquire a truly desirable home in one of

New Waltham's most popular residential locations. Early viewing is highly recommended.

Entrance Hall

Entering the property reveals a door to the side, coving to the ceiling, two radiators, a carpeted floor and window to the side elevation.

WC

With an opaque window to the side elevation, a radiator, laminate flooring, a WC and vanity basin.

Lounge

The lounge has a bay window to the front elevation, window to the side, coving to the ceiling, a radiator and a carpeted floor.

Dining Room

The dining room has French doors to the rear elevation, coving to the ceiling, a radiator and a carpeted floor.

Kitchen

The kitchen has dual aspect windows to the side and rear elevation and a superb fitted kitchen with plenty of work top space, a ceramic sink and drainer, an electric double oven and gas hob with an extractor over. Integrated appliances include a fridge-freezer, washing machine and dish washer.

Bedroom Two

Bedroom two has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There are also fitted wardrobes.

First Floor Landing

The first floor landing has a coving to the ceiling, a radiator and a carpeted floor. There is also a built in cupboard.

Bedroom One

Bedroom one has dual aspect windows to the front and rear elevation, a radiator and a carpeted floor. There is also a dressing area.

Bedroom Two

Bedroom two has dual aspect windows to the front and rear elevation, a radiator and a carpeted floor. There are also fitted wardrobes.

Bathroom

The bathroom has an opaque window to the front elevation, partially tiled walls, a heated towel rail and carpeted floor. There is also a four piece suite with a WC, vanity basin, bath and a shower cubicle with a mains shower.

Garage

The garage has an electric roller door, electrics and a door from inside which leads into the composite shed seen to the side of the garage.

Outside

With a low maintenance garden to two sides and a block paved driveway for off road parking. There is also a generous garden space mainly laid to lawn with established shrubs, perimeter fencing and a patio area ideal for alfresco dining.

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 C: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

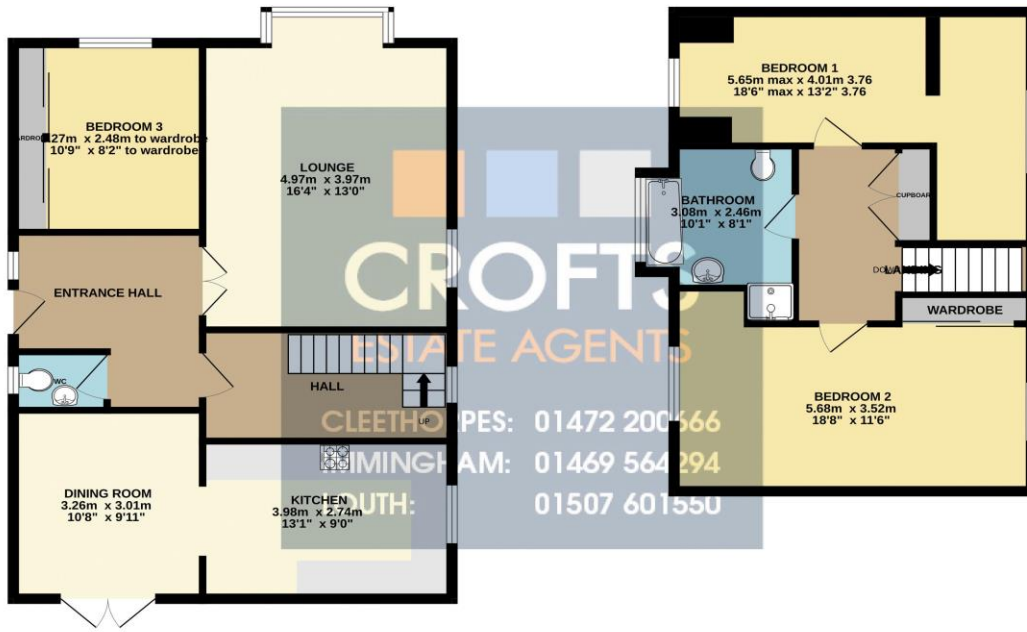
Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.



GROUND FLOOR
68.1 sq.m. (733 sq.ft.) approx.

1ST FLOOR
47.0 sq.m. (506 sq.ft.) approx.



TOTAL FLOOR AREA: 115.1 sq.m. (1239 sq.ft.) 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure 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. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts 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 enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. 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 purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.