ARGYLE
ESTATE AGENTS

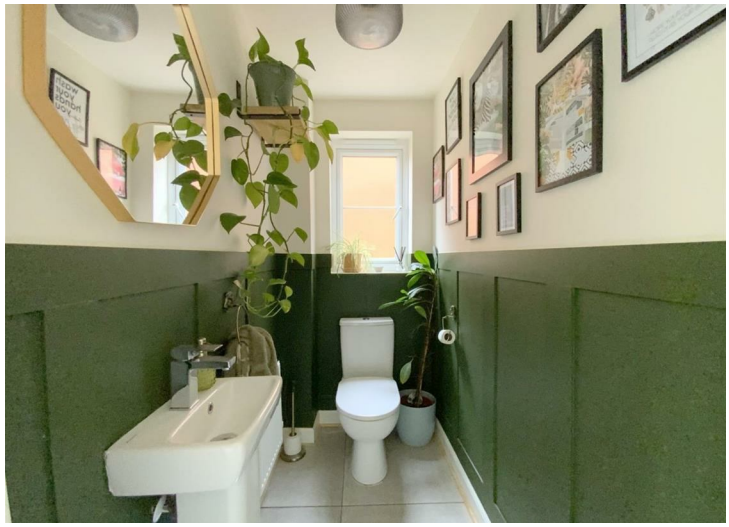
11 Wellington Avenue, New Waltham, DN36 4AR
£165,000

31 Sea View Street, Cleethorpes, North East Lincolnshire, DN35 8EU Tel: 01472 603929

Key Features:

- Modern Two Bedroom End Link Home
- Built in 2023
- Popular Residential Development
- Lounge, Kitchen Diner & Ground Floor Cloak/WC
- Two Double Bedrooms & Family Bathroom
- Low Maintenance Enclosed Garden
- Off Road Parking

A two double bedroom end link home, built in 2023 and positioned within the popular Wigmore Park development in New Waltham. Offering well planned accommodation with a modern interior, this property is ideally suited to first time buyers, young families or those looking to downsize.
The accommodation comprises a spacious lounge, which flows through to a well appointed kitchen diner fitted with shaker style units, built-in oven and gas hob. The kitchen also benefits from a feature brick wall creating a stylish focal point, along with French doors opening onto the rear patio, and a useful understairs cupboard providing additional storage.
A convenient ground floor cloakroom is provided, with the first floor offering two double bedrooms, together with a family bathroom incorporating a shower over the bath.
The property has been enhanced with thoughtful interior details, including wall panelling throughout much of the home and a modern decor scheme, creating a stylish and inviting feel.
Externally, the property benefits from a low maintenance rear garden, with off road parking for two vehicles available to the front.
Wigmore Park is a popular modern development in New Waltham, well placed for local amenities, schools and transport links. The development itself provides areas of open green space and a children's play area, whilst Cleethorpes seafront and Grimsby town centre are both within easy reach.



LOUNGE
12'11" x 11'8" (3.96 x 3.56)

KITCHEN DINER
12'9" x 7'3" (3.90 x 2.22)

CLOAKROOM
6'0" x 3'6" (1.84 x 1.08)

FIRST FLOOR

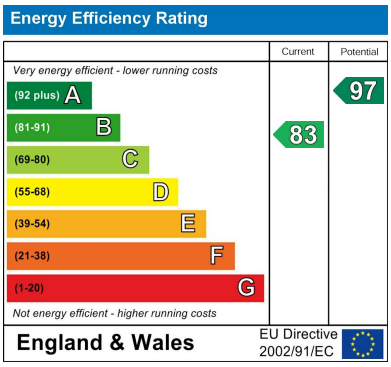
BEDROOM 1
12'11" x 9'4" (3.96 x 2.86)

BEDROOM 2
12'11" x 7'6" (3.96 x 2.30)

BATHROOM
6'6" x 6'0" (2.00 x 1.83)

TENURE
FREEHOLD

COUNCIL TAX
B



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 confirrmed 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

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