



3 Carisbrooke Close, New Waltham, North East Lincolnshire, DN36 4YY
£242,500

Key Features:

- Three Bedroom Detached Home
- Popular Residential Area
- Generous Corner Plot
- Open Plan Kitchen/Dining Room
- Spacious Lounge
- Sun Room
- Ground Floor Cloak Room
- First Floor Shower Room
- Driveway Parking & Detached Garage

This superbly maintained three bedroom detached home is set within a quiet cul-de-sac on the popular Trafalgar Park development, offering comfortable accommodation, a detached garage and well kept corner plot gardens. The entrance hall incorporates a cloakroom/WC and leads through to the well proportioned lounge. The open plan kitchen/dining room is fitted with a range of traditional-style units incorporating a built-in oven and gas hob, while the adjoining sun room provides a versatile additional room overlooking the rear garden. To the first floor are three bedrooms, all of which benefit from fitted storage, providing excellent everyday practicality. The accommodation is completed by a fully tiled shower room fitted with a vanity unit, WC and shower enclosure. Outside, the property benefits from gardens to the front, side and rear. The rear garden is predominantly paved, with established lawned areas extending to the front and side. A driveway provides off-road parking and leads to the detached garage. Situated within the popular area of New Waltham, the property is close to local amenities, well regarded schools and offers easy access to both Cleethorpes and Grimsby.



LOUNGE
14'8" x 14'3" (4.49 x 4.36)

KITCHEN/ DINING ROOM
21'5" x 9'7" (6.55 x 2.94)

SUN ROOM
10'9" x 7'10" (3.29 x 2.41)

CLOAKROOM
6'5" x 2'4" (1.98 x 0.72)

FIRST FLOOR

BEDROOM 1
11'8" x 9'8" (3.58 x 2.95)

BEDROOM 2
12'4" x 8'9" (3.78 x 2.67)

BEDROOM 3
9'7" x 5'7" (2.94 x 1.71)

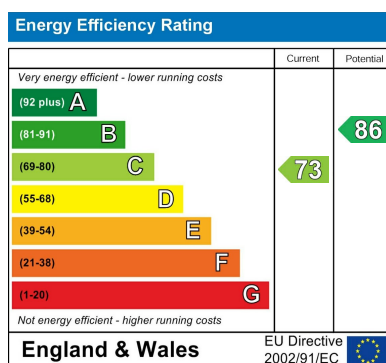
SHOWER ROOM
8'6" x 5'6" (2.60 x 1.69)

GARAGE
18'3" x 9'3" (5.57 x 2.83)

TENURE
FREEHOLD

COUNCIL TAX
C





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