



**33 Peterson Drive, New Waltham, North East Lincolnshire, DN36 4GZ**  
**£195,000**

## Key Features:

- Modern End Link Property
- Three Bedrooms
- Lounge, Kitchen Diner
- Downstairs WC & First Floor Bathroom
- Low Maintenance Garden
- Off Road Parking & Garage to the Rear

Situated on the highly regarded Renaissance development, off Humberston Avenue, this modern three bedroom end link home enjoys a peaceful yet convenient location, close to local amenities and highly reputable schools.

Well presented throughout, the accommodation includes an entrance hall with cloak/WC, a comfortable lounge, and a kitchen diner opening onto the rear garden. To the first floor are three bedrooms and a family bathroom, the third bedroom currently utilised as a dressing room. Outside, the property offers an enclosed rear garden with patio seating area and lawn, along with a garage and driveway providing off road parking for two vehicles.



## LOUNGE

14'0" x 12'11" (4.29 x 3.96)

With a front aspect window.

## KITCHEN DINER

16'2" x 10'6" (4.93 x 3.22)

Fitted with a range of modern units, built-in oven, gas hob, and space for further appliances. Gas central heating boiler housed within a wall unit. Understairs storage cupboard, and French doors opening onto the rear patio.

## CLOAKROOM/WC

5'10" x 3'9" (1.80 x 1.16)

Located off the entrance hall, with WC and pedestal hand basin.

## FIRST FLOOR LANDING

### BEDROOM 1

13'8" x 8'8" (4.17 x 2.65)

Front aspect bedroom with fitted wardrobe/storage.

### BEDROOM 2

11'1" x 9'4" (3.39 x 2.87)

Rear aspect bedroom, with fitted wardrobe/storage.

### BEDROOM 3

9'11" x 7'1" (3.03 x 2.16)

Ideal as a dressing room, with large range of fitted wardrobes, plus built-in storage cupboard.

## BATHROOM

6'4" x 6'1" (1.94 x 1.87)

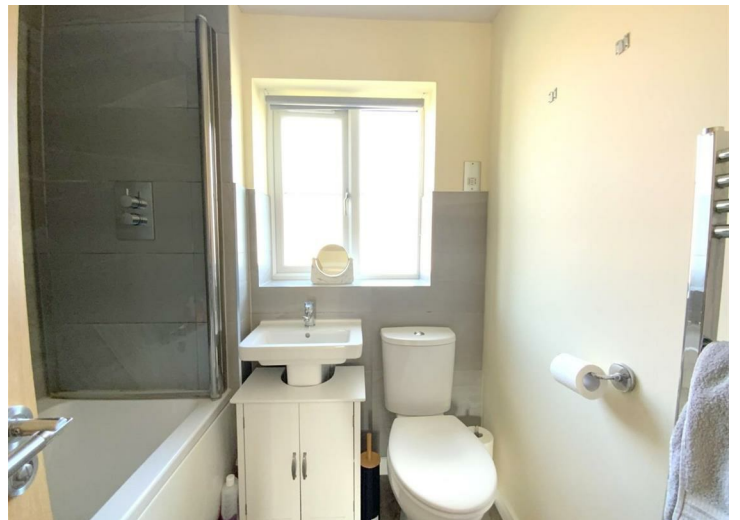
Fitted with a pedestal basin, WC, and panelled bath with shower over.

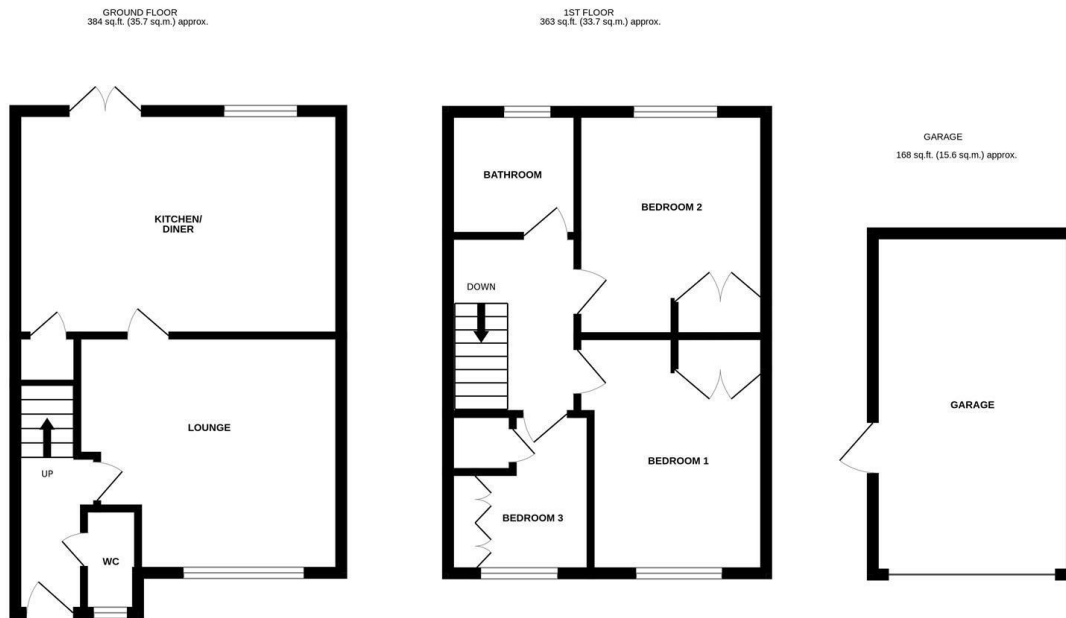
## TENURE

Freehold

## COUNCIL TAX BAND

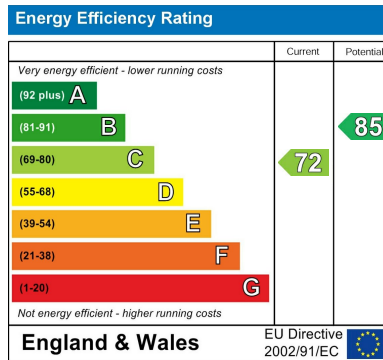
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TOTAL FLOOR AREA : 915 sq.ft. (85.0 sq.m.) approx.

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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## 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

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