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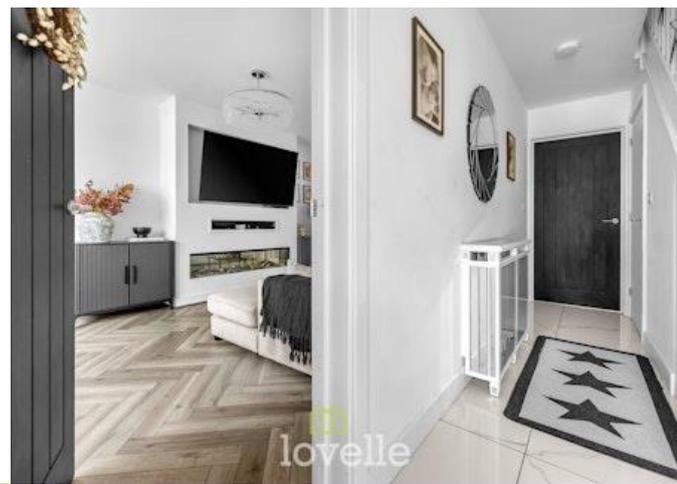


Honningsvaag Close, New Waltham



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£230,000



Modern three bedroom end-link home on Becklands, New Waltham. Modern interior, south facing rear garden, off-road parking & garage. Ideal for first-time buyers or downsizers.

Key Features

- Modern three-bedroom end-terrace home
- Built in 2022 by Cyden Homes with remainder of NHBC warranty
- Spacious living room
- Kitchen diner with French doors to the garden
- Master bedroom with en-suite shower room
- Stylish family bathroom and ground floor WC
- Off-road parking and garage
- EPC rating B & Tenure: Freehold





Situated within the ever-popular Becklands development in New Waltham, this beautifully presented three-bedroom end-terrace home offers stylish, modern living in a well-connected and family-friendly setting. Built in 2022 by respected local developers Cyden Homes, the property still benefits from the remainder of its NHBC warranty, giving buyers peace of mind alongside a home that is ready to move straight into.

Stepping inside, the home has a bright and welcoming feel, with a layout that works well for everyday living. The front-facing living room is a comfortable and spacious area. To the rear of the property, the kitchen diner spans the full width of the house and provides plenty of space for cooking, dining, and socialising. French doors open out to the garden, allowing in plenty of natural light and making the space feel particularly open. Just off the hallway, there is also a useful ground floor WC.

Upstairs, the property offers three bedrooms. The main bedroom benefits from its own en-suite shower room, while the remaining two bedrooms are well suited for family, guests, or those needing a home office. The family bathroom serves these rooms and is positioned off the landing alongside a handy storage cupboard.

Outside, the property continues to impress. The garden itself enjoys a sunny, south-facing aspect, providing an ideal space for outdoor enjoyment and relaxation. There is the added benefit of off-road parking along with a garage, providing useful storage or space for a vehicle.

The location is another standout feature – tucked away in a peaceful spot yet within easy reach of everything you might need. Early viewing is highly recommended.

Entrance Hall

Living Room

5.58m x 3.29m (18'4" x 10'10")

Kitchen Diner

3.34m x 5.29m (11'0" x 17'5")

WC

1.78m x 0.83m (5'10" x 2'8")

Landing

Master Bedroom

3.7m x 2.81m (12'1" x 9'2")

En-Suite

2m x 1.9m (6'7" x 6'2")

Bedroom

2.95m x 3.29m (9'8" x 10'10")

Bedroom

2.95m x 2m (9'8" x 6'7")

Family Bathroom

2.38m x 1.7m (7'10" x 5'7")

Garage

5.91m x 2.77m (19'5" x 9'1")

Location

New Waltham is a highly regarded village situated on the outskirts of Grimsby. This popular village offers a variety of local shops and has a regular bus service to Grimsby and Cleethorpes. Well regarded local schools. Good commuting point for Humber bank industries, A180/M180, Louth and Lincoln.

Broadband Type

Standard- 6 Mbps (download speed), 0.8 Mbps (upload speed), Superfast - 51 Mbps (download speed), 9 Mbps (upload speed) Ultrafast - 1800 Mbps (download speed), 220 Mbps (upload speed).

Compliance & ID

As part of our legal obligations under Anti-Money Laundering Regulations, we are required to verify the identity of all parties involved in a transaction. Once an offer has been agreed, we will undertake the appropriate ID checks. A fee of £20 + VAT per person is payable for this service.

Agents Note

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These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive. Some images have been enhanced to improve presentation. An internal viewing is highly recommended to fully appreciate the property.







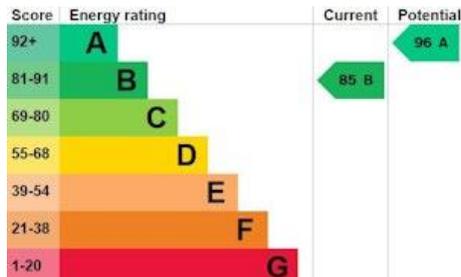
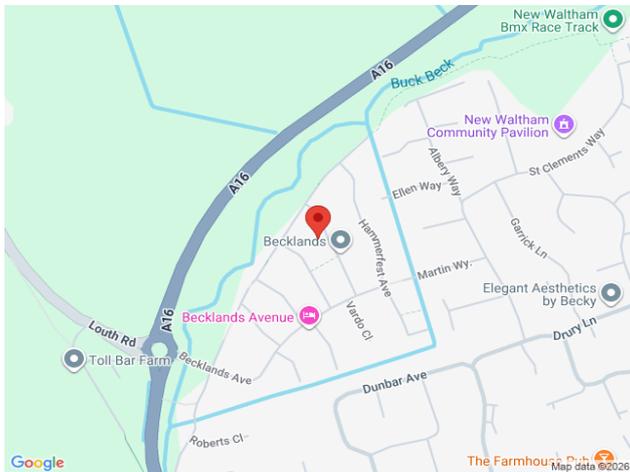






Total area: approx. 112.7 sq. metres (1213.5 sq. feet)

The provided floor plan is intended for general informational purposes only and may not accurately represent the exact dimensions, layout, or features of the property. The floor plan should not be relied upon for making decisions about purchasing, renting, or modifying the property. Actual measurements and features may vary. It is recommended that interested parties conduct a physical inspection of the property to verify the accuracy of



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