



21 Barnet Drive

New Waltham, North East Lincolnshire DN36 4GH

We are delighted to offer for sale this EXTENDED FIVE BEDROOM DETACHED FAMILY HOME offering versatile accommodation for a growing family, situated on the popular Trafalgar Park estate in the heart of New Waltham village, close to all local amenities, highly regarded schools and a short distance from both Grimsby and Cleethorpes Town Centre's. The property benefits from gas central heating and uPVC double glazing with the accommodation comprising of: Entrance hall, kitchen open to dining room, conservatory, cloakroom, lounge and snug/fifth bedroom and to the first floor FOUR great sized bedrooms, master with en suite shower room and family bathroom. The property sits with a paved parking area ideal for four vehicles, garage/store partially converted to a gym, large front garden laid to lawn and a private southerly facing low maintenance rear garden. Viewing is highly recommended.

£275,000

- NEW WALTHAM VILLAGE
- EXTENDED DETACHED FAMILY HOME
- KITCHEN & DINING ROOM
- CONSERVATORY
- LOUNGE
- SNUG/STUDY/FIFTH BEDROOM
- FOUR FURTHER BEDROOMS
- MASTER EN SUITE
- FAMILY BATHROOM
- VIEWING HIGHLY RECOMMENDED



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

GROUND FLOOR

ENTRANCE

Accessed via a half glazed uPVC door into the hallway.



HALLWAY

The welcoming hallway has solid wood flooring, coved ceiling, radiator and uPVC double glazed window with modern white wooden blinds. Carpeted stairs with white wooden open spindle balustrade leading to the first floor.



LOUNGE

15'10" x 13'5" (4.83 x 4.10)

To the front aspect with a uPVC double glazed window with white wooden blinds, coved ceiling, wood effect laminate flooring, radiator and feature open chimney with Oak surround, tiled hearth and electric stove. Double wooden doors leading to the dining area.



LOUNGE



LOUNGE



CLOAKROOM

5'8" x 3'0" (1.73 x 0.92)

Benefiting from a white two piece suite comprising of; Low flush wc and hand wash basin with tiled splash back, solid wood flooring and uPVC double glazed window with modern blinds fitted.



KITCHEN

12'5" x 10'9" (3.79 x 3.28)

The kitchen benefits from a large range of cream fronted wall and base units with contrasting worksurfaces which extend to a breakfast bar area, modern stone effect tiled splash backs and incorporates a range master oven with extractor hood above, washing machine, dishwasher and integrated fridge freezer. Belfast sink with solid wood drainers. Finished with tiled effect vinyl flooring, radiator, down lights to the ceiling, uPVC double glazed window to the rear with modern blinds and side half glazed uPVC door. Open to the dining room:-



KITCHEN



KITCHEN



DINING ROOM

10'8" x 10'5" (3.26 x 3.18)

Open from the kitchen create a great family entertaining area with wood effect luxury vinyl tile flooring, coved ceiling, radiator, double doors to the lounge and open to the conservatory.



DINING ROOM



DINING ROOM



CONSERVATORY

10'10" x 10'6" (3.32 x 3.22)

Again open from the dining room with down lights to the ceiling, continued wood effect luxury vinyl tile flooring, radiator and French doors leading to the garden. Complete with perfect fit blinds.



SNUG/STUDY/FIFTH BEDROOM

21'3" x 6'5" (6.49 x 1.97)

This great universal room is presently used as a snug but could be a fifth bedroom. Finished with dual aspect uPVC double glazed windows fitted with modern white wooden blinds, wood effect luxury vinyl tile flooring, radiator and down lights to the ceiling.

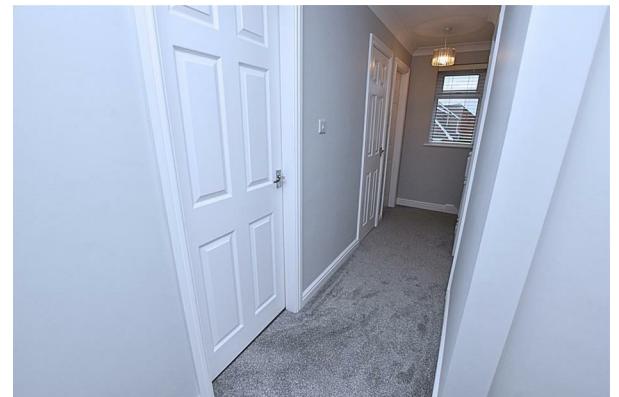


SNUG/STUDY/FIFTH BEDROOM



FIRST FLOOR

FIRST FLOOR LANDING



MASTER BEDROOM

14'0" x 10'3" (4.27 x 3.14)

The largest of the bedrooms is fitted with wall to wall wardrobes with mirrored sliding doors, carpeted flooring, radiator and uPVC double glazed window to the rear aspect with modern white wooden blinds.



MASTER BEDROOM



MASTER BEDROOM



EN SUITE SHOWER ROOM

9'10" x 2'7" (3.00 x 0.79)

Benefitting from a white three piece suite comprising of; Shower with glazed screen and tiled splash backs, vanity hand wash basin with handy storage and low flush wc. Finished with fully tiled walls and floor, down lights to the ceiling, heated towel rail and uPVC double glazed window with blinds to the rear aspect.



EN SUITE SHOWER ROOM



BEDROOM TWO

20'11" x 6'5" (6.39 x 1.97)

Having dual aspect uPVC double glazed windows with modern white wooden blinds, carpeted flooring and radiator.



BEDROOM TWO



BEDROOM THREE

11'1" x 10'3" (3.40 x 3.14)

The third double bedroom has a uPVC double glazed window to the front aspect with modern white wooden blinds, carpeted flooring and radiator.



BEDROOM THREE



BEDROOM FOUR

11'10" x 8'4" (3.62 x 2.56)

To the front of the property with a uPVC double glazed window with modern whit wooden blinds, carpeted flooring and radiator.

BATHROOM

8'1" x 5'10" (2.47 x 1.78)

Benefitting from a white three piece suite comprising of; Bath with shower over and glazed screen, pedestal hand wash basin and low flush wc. Finished with modern stone effect tiled walls and floor, heated towel rail and uPVC double glazed window to the rear with modern blinds fitted.



OUTSIDE

GARDENS

Having a paved drive way ideal for off road parking with enough space to accommodate four vehicles, great sized front garden with fenced boundaries and lawn. Fencing and a wooden gate lead you to the low maintenance southerly facing rear garden with its fenced boundaries, artificial grass and paved patio area and brick BBQ ideal for summer entertaining.



GARDENS



GARDENS



GARAGE/GYM

The garage has been converted to half store, half gym but can easily be returned to its original state. Having an up and over door to the front and side access door. fitted with electric and lighting. Door leading to the gym area.

FRONT ASPECT



TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - D

EPC - D

VIEWING ARRANGEMENTS

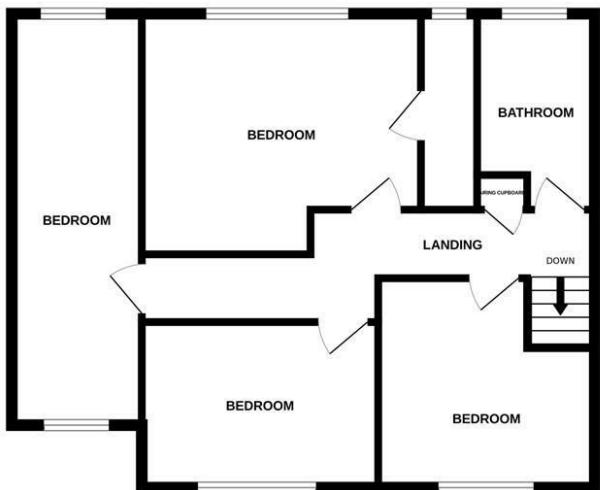
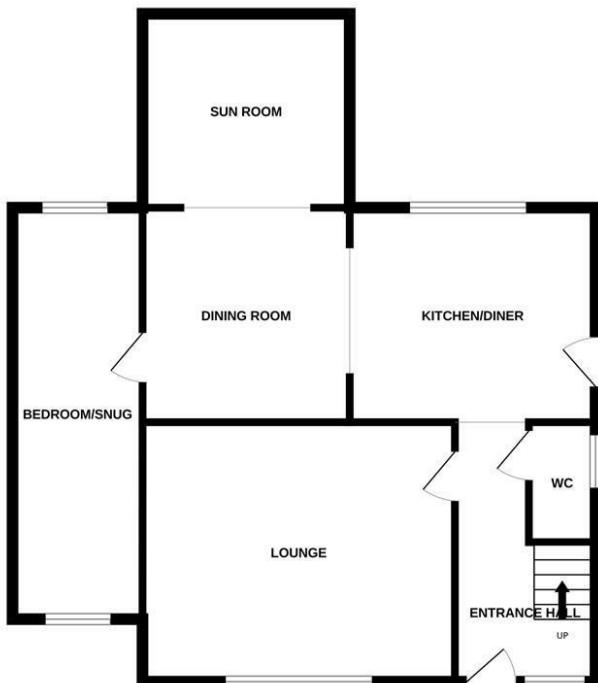
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

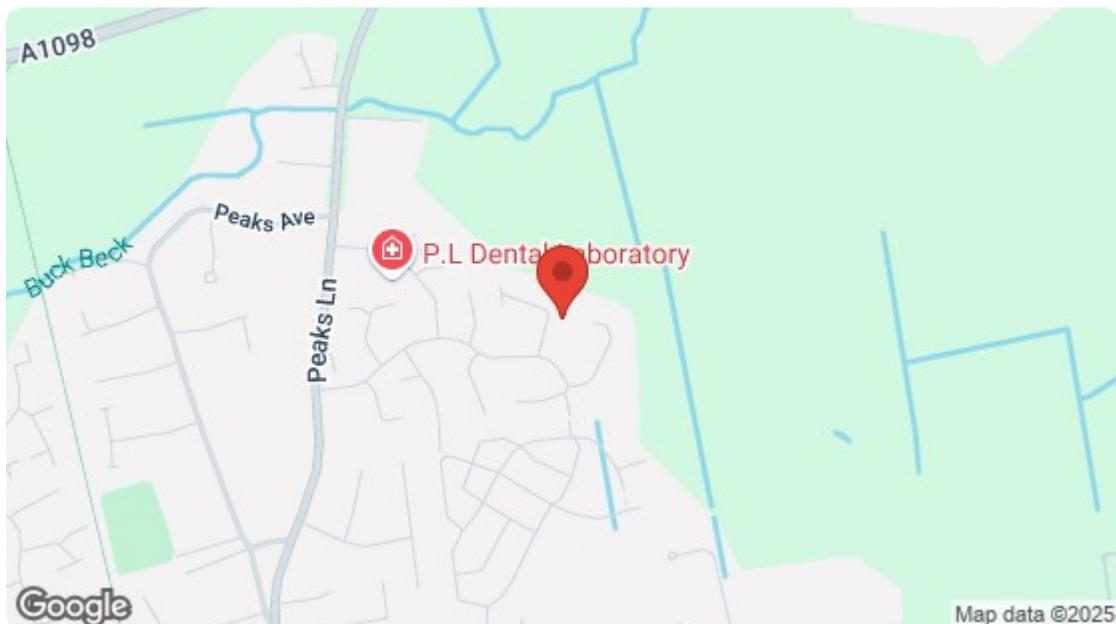
GROUND FLOOR

1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.