



## 7 Peterson Drive

New Waltham, North East Lincolnshire DN36 4GZ

This immaculately presented THREE BEDROOM cottage-style home perfectly combines contemporary design, quality craftsmanship, and everyday comfort. Stylish, spacious and ready to move into, it is ideal for families or professionals seeking a high-spec home in a highly sought-after location. Situated within the prestigious Renaissance development off Humberston Avenue, the property enjoys a peaceful yet convenient setting, close to excellent local schools, independent shops, cafes and the nearby seaside attractions of Cleethorpes. Inside, a welcoming entrance hall with cloakroom/wc leads to a bright dual-aspect lounge, with French doors opening onto the sunny west-facing garden. The heart of the home is the open-plan kitchen and dining area, beautifully reconfigured and designed by Samuel Neal Kitchens, featuring bespoke cabinets, high-end appliances and an inviting space perfect for family life and entertaining. Upstairs are three generous double bedrooms, the principal bedroom includes stunning custom-fitted wardrobes by Grand Designs, while the modern shower room offers a touch of luxury with quality fittings and stylish tiling. Outside, the enclosed west-facing garden features a full-width patio and neat lawn, ideal for relaxing or hosting summer gatherings. A driveway and detached garage provide excellent parking. Included in the sale are the light fittings, carpets and blinds.

**£279,950**

- COTTAGE STYLE DETACHED HOUSE
- QUALITY FITTINGS THROUGHOUT
- WEST FACING GARDEN
- LOUNGE
- KITCHEN DINER & CLOAKS/WC
- THREE DOUBLE BEDROOMS
- SHOWER ROOM/WC
- GAS CENTRAL HEATING & DOUBLE GLAZING
- BRICK GARAGE WITH ELECTRIC DOOR
- ALARM & REMOTE CCTV



## FRONT ELEVATION



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Approached via a modern composite grey entrance door. Stylish Amtico flooring. Radiator. The spelled staircase leads up to the first floor.

#### CLOAKROOM

Fitted with a low flush rimless wc and a pedestal wash hand basin. Amtico flooring, radiator and extractor fan.



#### LOUNGE

21'1" x 12'7" (6.43 x 3.84)

An oak door leads in from the entrance hall to this excellent sized lounge having a dual aspect with triple glazed french door with matching side lights to the rear elevation together with a triple glazed window to the front elevation. The focal point of this room is the modern fire surround which has a black marble effect hearth and being inset with a remote controlled electric fire. Two radiators and two ceiling lights.



#### LOUNGE



## KITCHEN DINER

21'1" x 12'4" (6.44 x 3.78)

This fabulous kitchen diner is approached via double oak doors and again has a dual aspect with a triple glazed window to the front elevation and a triple glazed window to the rear. The kitchen has been designed by Sam Neil a local company to the vendor's exacting specification which includes a mixture of grey and white base and wall cupboards incorporating a Neff fridge/freezer, dishwasher together with a Neff electric hide and slide oven, an induction hob and extractor fan and in addition there is a matching base unit which houses the washing machine. The slate work surfaces having matching splash backs which is inset with a resin sink and a Quooker boiler hot water tap and to complete this area is a matching island which houses the wine cooler. A modern Ideal gas fired boiler is concealed in a matching wall cupboard. Two pendant lights are situated over the island unit and the dining table. Amtico flooring. Grey contemporary styled radiators. Wall mounted TV area. A uPVC stable door leads out onto the rear garden.



## KITCHEN DINER



## KITCHEN DINER



## FIRST FLOOR

### LANDING

The spelled staircase leads up from the first floor and again has modern oak doors leads into all the rooms. Access to roof space. Velux window.



## BEDROOM ONE

13'2" x 12'4" (4.03 x 3.77)

This main bedroom is fitted with a bank of high gloss wardrobes and drawer units by Grand design which includes halo lighting. Triple glazed window to the front elevation, radiator. Wall mounted TV point.



## BEDROOM ONE



## BEDROOM TWO

12'7" x 9'8" (3.85 x 2.97)

Triple glazed window to the front elevation and radiator.



## BEDROOM THREE

12'7" x 8'9" (3.85 x 2.68)

Used by the current owners as a home office this double bedroom has a Velux window and radiator.



## SHOWER ROOM/WC

6'7" x 6'5" (2.03 x 1.98)

This contemporary styled shower room is fitted an Aqualiser power shower which is two shower heads and a glass screen together with a wall hung vanity unit and wc. The walls are fully tiled in a complementary tile. Heated towel rail. Velux window. Wall mounted illuminated mirror with built in speakers



## OUTSIDE



## SEMI DETACHED BRICK GARAGE

18'5" x 9'0" (5.63 x 2.75)

Having a remote controlled door to the front, light and power plus additional storage to the eaves.

## THE GARDENS

A blocked paved driveway provides off road parking for two cars leads though a high timber gate to the enclosed westerly faced good sized rear garden. This garden has a substantial paved patio area situated close to the house which is sheltered during the summer months by a remoted controlled awning which has an additional pelmet.

The remainder of this garden is lawned with borders of established bushes and two flowering cherry trees. Outside tap.



## THE GARDENS



## PATIO AREA



### 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 - E

EPC - C

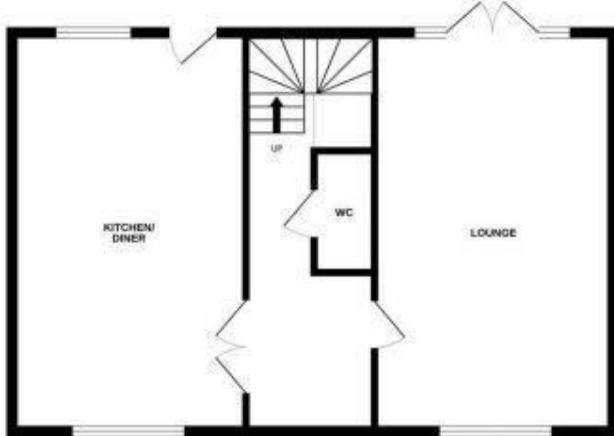
### VIEWING ARRANGEMENTS

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

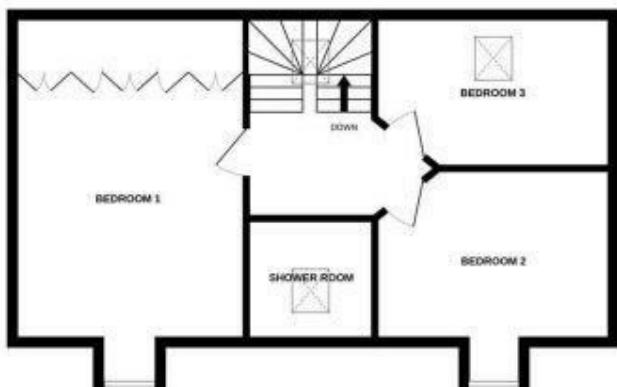
### OPENING TIMES

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

GROUND FLOOR  
674 sq.ft. (62.6 sq.m.) approx.



1ST FLOOR  
568 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA: 1243 sq.ft. (115.4 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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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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.