



Plot 6 Roberts Close New Waltham, Lincolnshire DN36 4FA

This is a unique opportunity to purchase one of these stunning properties on this exclusive development of 9 DETACHED BUNGALOWS which is located within easy access of both the centres of Scartho and New Waltham. Constructed by CES to a very high standard with a generous allowance for your own personal choice of internal fittings. Plot 6 IS A DETACHED FOUR BEDROOM BUNGALOW with accommodation including: Entrance hall, lounge, fitted living dining kitchen having a vaulted ceiling, utility room, master bedroom with en suite shower room, three further bedrooms and a family bathroom/wc. Underfloor gas central heating system. Double glazing. Detached brick garage. Landscaped front and rear gardens. 10 YEAR GUARANTEE.

£485,000

- EXCLUSIVE DEVELOPMENT
- DETACHED BUNGALOW
- LOUNGE
- LIVING DINING KITCHEN
- UTILITY ROOM
- MASTER BEDROOM WITH EN SUITE
- THREE BEDROOMS
- FAMILY BATHROOM
- BRICK GARAGE
- HIGH SPECIFICATION



SITE PLAN

The official post code for the development is DN36 4GE but this is not accepted by Rightmove



SPECIFICATION

A full specification is available at the Agent's Office.

ACCOMMODATION

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MEASUREMENTS

All measurements are approximate and taken from the architect's plan and the photos are for illustration purposes only.

GROUND FLOOR ONLY

ENTRANCE HALL

LOUNGE

12'9" x 15'8" (3.89 x 4.8)

LIVING DINING KITCHEN

17'2" x 27'1" (5.24 x 8.27)



UTILITY ROOM

9'1" x 5'10" (2.79 x 1.79)



MASTER BEDROOM

13'7" x 12'9" (4.16 x 3.9)

EN SUITE

8'4" x 4'3" (2.56 x 1.3)



BEDROOM 2

12'0" x 11'9" (3.66 x 3.6)

BEDROOM 3

11'5" x 12'9" (3.49 x 3.9)

BEDROOM 4

10'7" x 10'0" (3.25 x 3.06)

BATHROOM/WC

8'4" x 6'1" (2.56 x 1.87)



OUTSIDE

DETACHED GARAGE

THE GARDENS

TENURE - FREEHOLD

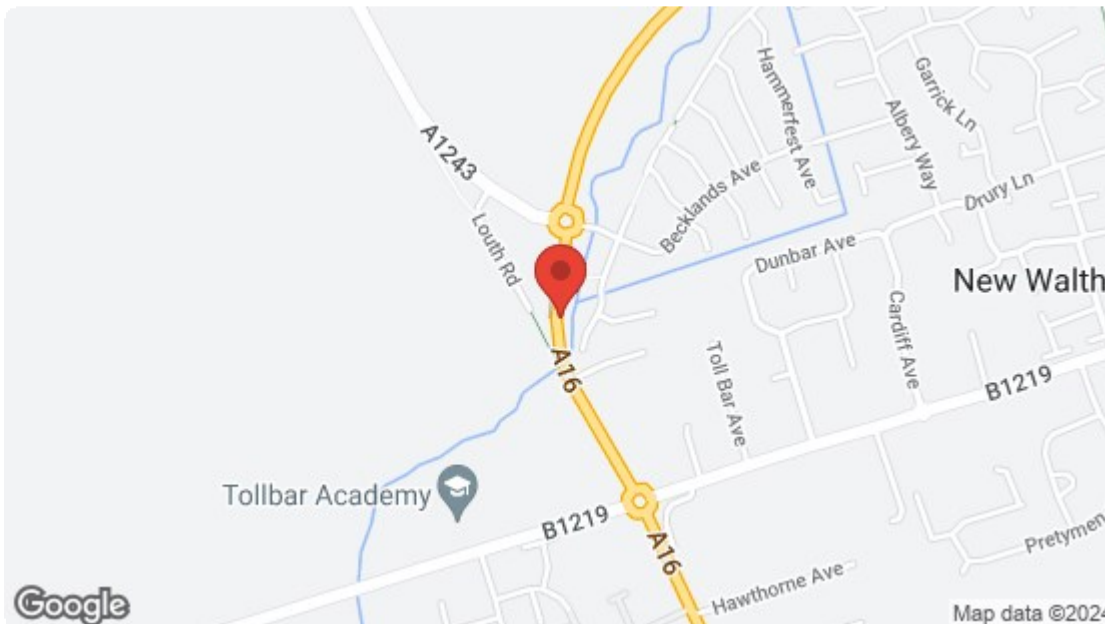
We are informed by the seller that the tenure of this property is Freehold although there will be a management company for the development details will be available at a later date. Confirmation / verification has been requested. Please consult us for further details.

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



| 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.