



11 Barnet Drive

New Waltham, North East Lincolnshire DN36 4GH

We are delighted to offer for sale this TWO BEDROOM SEMI DETACHED BUNGALOW nestled within the popular village of New Waltham close to all local amenities and a short distance from both Grimsby and Cleethorpes town centres. Benefiting from gas central heating and uPVC double glazing with the accommodation comprising of; Kitchen diner, lounge, two double bedrooms, conservatory and shower room. Having an open plan front garden with stone bonded driveway leading to the brick garage with private low maintenance fenced rear garden. Viewing is highly recommended.

£189,950

- VILLAGE LOCATION
- SEMI DETACHED BUNGALOW
- KITCHEN DINER
- LOUNGE
- TWO BEDROOMS
- CONSERVATORY
- SHOWER ROOM
- FRONT & REAR GARDENS
- GARAGE
- OFF ROAD PARKING



DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

ENTRANCE

Accessed via a half glazed uPVC door into the dining kitchen.

KITCHEN DINER

11'8" x 10'0" (3.56 x 3.07)

The dining kitchen is to the front of the property with a uPVC double glazed window overlooking the cul de sac and benefits from a large range of white fronted wall and base units with contrasting work surfaces and tiled splashbacks and incorporates a ceramic sink and drainer, electric fan assisted oven, ceramic hob with extractor above and ample under counter space for a washing machine and freestanding fridge freezer. Wall mounted boiler in matching unit. Finished with down lights to the ceiling, mermaid panelled walls, radiator and vinyl flooring.



KITCHEN DINER

Additional Photograph



KITCHEN DINER

Additional Photograph



INNER HALLWAY

Having coved ceiling, carpeted flooring and loft access to the ceiling. The loft has a pull down ladder, lighting and is fully boarded.



LOUNGE

17'0" x 10'0" (5.20 x 3.06)

To the front of the property with a uPVC double glazed bow window, coved ceiling, carpeted flooring and radiator. The main focal point is the stone effect fireplace with mirror above incorporating an inset electric fire.



LOUNGE

Additional Photograph



LOUNGE

Additional Photograph



BEDROOM ONE

4.01 x 3.06

The master bedroom is to the rear of the property with a uPVC double glazed window, carpeted flooring and radiator with the benefit of a large range of built in wardrobes with matching over head cupboards and side draws.



BEDROOM TWO

10'0" x 9'10" (3.06 x 3.02)

The second double bedroom is presently used as a sitting room and is finished with coved ceiling, carpeted flooring, radiator and fitted draws. uPVC double glazed door and floor to ceiling window leading to the conservatory.



BEDROOM TWO

Additional Photograph



CONSERVATORY

2.77 x 2.64

Leading from the second double bedroom with a uPVC double glazed French doors leading to the garden. Finished with mermaid panelled walls, carpeted flooring and PVC roof.



SHOWER ROOM

6'5" x 6'3" (1.98 x 1.93)

The shower room benefits from a white three piece suite comprising of; Walk in corner shower with curved glazed screens, vanity unit with basin and mirror above and storage beneath and low flush wc. Finished with mermaid panelled walls, down lights, under flooring heating, heated towel rail, tiled floor and uPVC double glazed window to the side aspect.



OUTSIDE

GARDENS

The property is approached by a resin stone bonded driveway providing off road parking for two vehicles and leading to the brick garage. To the rear is a low maintenance enclosed garden with fencing to the boundaries and side access gate.



GARDENS

Additional Photograph



GARDENS

Additional Photograph



GARAGE

Brick built with up and over door. Fitted with electric and lighting.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

EPC - D

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.

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		66	84
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.