



## 14 Aldwych Croft

New Waltham, North East Lincolnshire DN36 4WB

Situated on this ever popular modern development within the village of New Waltham having an abundance of amenities including shops, schools and public houses is this well presented FOUR BEDROOM DETACHED HOUSE. The accommodation offers :- entrance hall, lounge, dining room, conservatory, kitchen, utility and cloakroom, four bedrooms, en suite shower room and family bathroom. Driveway providing off street parking and GARAGE. Pleasant gardens to the front and rear. Gas central heating system and double glazing. A lovely family home well worthy of viewing.

**Chain Free £254,000**

- VILLAGE LOCATION
- FOUR BEDROOM DETACHED
- KITCHEN
- UTILITY ROOM
- LOUNGE, DINING ROOM, CONSERVATORY
- CLOAKROOM
- FAMILY BATHROOM
- INTEGRAL GARAGE
- OFF ROAD PARKING
- NO CHAIN



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

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## GROUND FLOOR

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### ENTRANCE

Accessed via a glazed uPVC door into the hallway.

### HALLWAY

Coved ceiling, wood effect laminate flooring, radiator. Access to the integral garage. Carpeted stairs leading to the first floor.

### LOUNGE

17'11" x 12'2" (5.47 x 3.72)

uPVC double glazed square bay to the front aspect, coved ceiling, wood effect laminate flooring, 2x radiators fitted. Feature fire surround with marble effect back and inset gas fire. Door to dining room.



### LOUNGE

Additional Photograph

### KITCHEN

11'6" x 10'7" (3.51 x 3.24)

Benefitting from a range of cream front wall and base units with contrasting work surfaces and tiled splashbacks. Incorporating a built in oven and grill, gas hob with extractor hood above and stainless steel sink and drainer. Finished with coved ceiling, tiled floor, radiator and uPVC double glazed window to the rear aspect.



### KITCHEN

Additional Photograph





## KITCHEN

Additional Photograph



## DINING ROOM

10'8" x 8'10" (3.27 x 2.71)

Having access door to the lounge and uPVC double glazed patio doors leading to the conservatory. Wood effect laminate flooring, coved ceiling and radiator.



## CONSERVATORY

10'7" x 8'8" (3.25 x 2.65)

Having uPVC double glazed door leading to the rear garden, vinyl flooring and TV point.



## UTILITY ROOM

6'2" x 4'9" (1.89 x 1.45)

Benefiting from handy storage cupboards, work surface with ample under counter space for fridge, freezer, plumbing for washer. Tiled flooring, radiator and a uPVC double glazed window to the rear and side glazed uPVC door leading to the garden.



### **CLOAKROOM/W.C.**

5'8" x 2'10" (1.74 x 0.87)

Benefiting from a low flush wc and vanity hand wash unit providing storage. Part tiled walls, vinyl flooring, radiator and uPVC double glazed window to side.



### **FIRST FLOOR**

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### **FIRST FLOOR LANDING**

Having a uPVC double glazed window to the side aspect, carpeted flooring, radiator and white wooden spindle balustrade. Loft access to the ceiling, airing cupboard and handy extra storage cupboard.



### **BEDROOM ONE**

15'8" x 13'2" (4.79 x 4.03)

Fitted with a large range of bedroom furniture to include wardrobes and drawers with matching bedside cabinets. Wood effect laminate flooring, downlights to the ceiling, radiator and two uPVC double glazed windows to the front aspect. Access to the en suite shower room.



### **BEDROOM ONE**

Additional Photograph



### EN SUITE SHOWER ROOM

Fitted with a white three piece suite comprising of; Shower cubicle with glazed screens and mains fed shower, vanity unit for handy storage with inset hand wash basin and low flush wc. Fully tiled walls, vinyl flooring and uPVC double glazed window to the side aspect.



### BEDROOM TWO

10'4" x 10'4" (3.16 x 3.16)

To the front of the property with a uPVC double glazed window, carpeted flooring, coved ceiling and radiator fitted. Benefiting from a range of fitted wardrobes and matching drawers.



### BEDROOM THREE

12'0" x 7'9" (3.66 x 2.38)

Benefitting from a range of built in wardrobes with matching drawers, carpeted flooring, coved ceiling, radiator and uPVC double glazed window to the rear.



### BEDROOM FOUR

7'10" x 7'0" (2.39 x 2.14)

uPVC double glazed window to the rear, wood effect laminate flooring, radiator and coved ceiling. Having fitted wardrobes with sliding doors.





### **FAMILY BATHROOM**

The family bathroom benefits from a white three piece suite comprising of; Bath, hand wash basin and low flush wc with hidden system and handy storage cupboards. Part tiled walls, vinyl flooring and uPVC double glazed window to the rear. Extractor Fan and heated towel rail.



### **INTEGRAL GARAGE**

Electric door to the front with internal access door. Having electric and lighting.

### **OUTSIDE**

The property stand with a block paved driveway providing ample off road parking for two vehicles leading to the garage. feature gravelled area with mature shrubs planted and wooden side access gate.

The rear garden has fenced boundaries and is mainly laid to lawn with mature planting, paved patio area and timber shed. Outside lighting and water tap.



### **COUNCIL TAX BAND**

Council Tax Band 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.

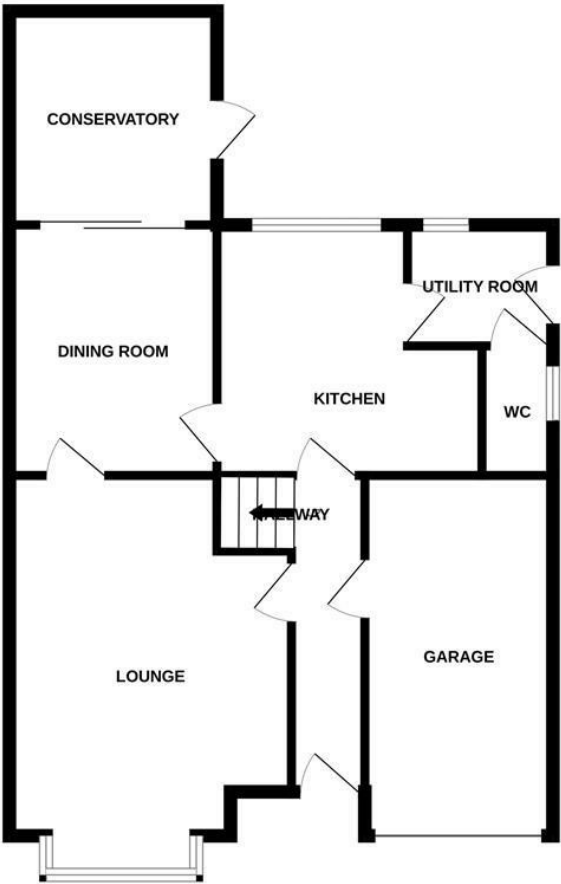
### **VIEWING ARRANGEMENTS**

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

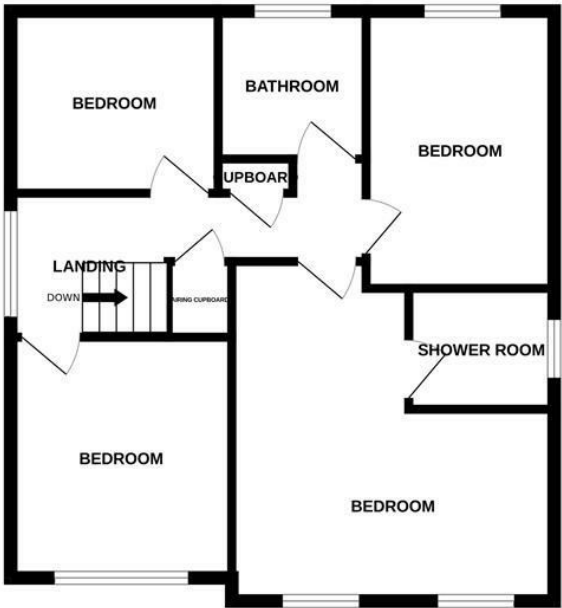
### **OPENING TIMES**

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

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		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(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.