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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



5 Meadowlilly Court, Station Road
Grimsby
DN36 4QG

£220,000

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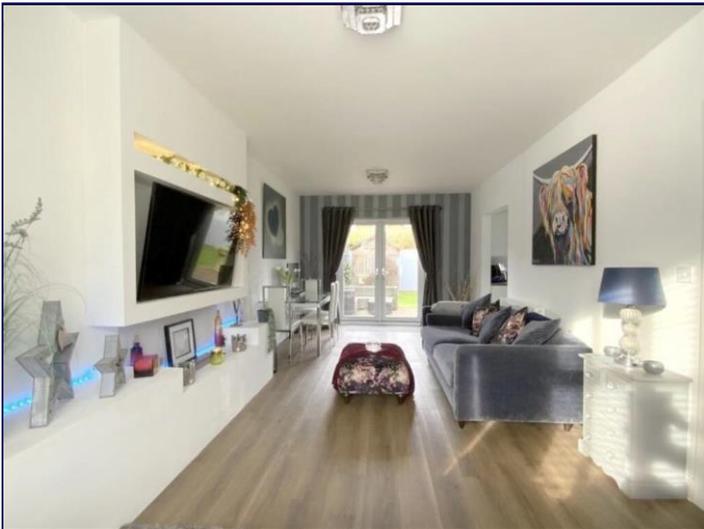
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Property Description

A Hidden Gem in New Waltham Nestled in a tranquil cul-de-sac off Station Road, this charming semi-detached property is part of a small and exclusive development of just six homes. The interior boasts spacious and flexible living, perfectly suited to modern family life. The ground floor features a versatile bedroom with en-suite shower room, ideal as a guest room or additional reception space. Upstairs, two further bedrooms share the family bathroom, with the main bedroom benefiting from modern built-in wardrobes. The bright dual-aspect lounge/dining room flows seamlessly into the kitchen, creating an open-plan space perfect for entertaining. A separate utility room and stylish cloakroom add to the property's convenience. Outside, enjoy ample off-road parking and a sunny private garden, perfect for relaxation and socialising. Located in the heart of New Waltham, this property is within walking distance of local amenities and highly regarded schools, making it an excellent choice for families and professionals seeking a tranquil yet connected lifestyle. Would you like to know more about the local area or arrange a viewing?

Entrance Hall

Spacious entrance with stairs to first floor and access to ground floor cloakroom.

Lounge diner

19' 11" x 10' 8" (6.08m x 3.26m)

Large open plan lounge diner with walk in bay window to the front and uPVC French doors to the rear garden. The room has radiator and two pendant lights.

Kitchen

5' 11" x 11' 6" (1.80m x 3.50m)

Fitted with modern tongue and groove style units and contrasting worktops incorporating a composite sink. Built-in oven, ceramic hob with extractor over, integrated dishwasher, and space for a fridge/freezer.

Utility room

The utility has uPVC frosted door to the rear and pendant light.

Cloakroom

5' 10" x 3' 3" (1.79m x 1.00m)

A useful WC to the ground floor entrance hall area makes for great convenience.

Bedroom One

14' 0" x 13' 7" (4.26m x 4.15m)

The ground floor bedroom has pop out uPVC bay window to the front, fitted wardrobes, radiator and pendant light.

Bedroom Two

15' 3" x 13' 7" (4.66m x 4.15m)

The second bedroom is a double room with uPVC window to the front, eaves storage, radiator and pendant light.

Family Bathroom

A good sized bathroom has bath with shower over, uPVC frosted window, Vinyl floor, extractor, chrome towel radiator, tiled splash backs and ceiling light.

Bedroom Three / Reception room

10' 10" x 14' 1" (3.29m x 4.28m)

The third bedroom is a very good sized double bedroom and has uPVC bay window, radiator and pendant light.

En suite

5' 9" x 5' 9" (1.76m x 1.76m)

The master bedroom has shower, sink, WC, extractor, tiled splash backs, vinyl floor, uPVC frosted window and ceiling light.

Front garden

The front is laid to grass with block paved pathways and two allocated parking spaces.

Rear garden

The rear garden has block paved patio with grass laid to the rear plus six foot quality timber fencing.

Parking

Allocated parking is to the front is two separate bay areas.



Tenure

Believed to be , awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band : To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant

office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.





OPEN 7 DAYS A WEEK

Monday to Friday
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
11am to 2.00pm (Louth & Immingham closed)



GROUND FLOOR
APPROX. FLOOR
AREA 657 SQ.FT.
(61.0 SQ.M.)

CROFTS
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01472 200 666

1ST FLOOR
APPROX. FLOOR
AREA 520 SQ.FT.
(48.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1176 SQ.FT. (109.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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