

ARGYLE

ESTATE AGENTS



14 Thompson Road, New Waltham DN36 4HN
£280,000

Key Features:

- FIVE/SIX Bedroom Link Detached Property
- Substantial Accommodation Over Three Floors
- Lounge, Open Plan Dining Kitchen
- Utility Room, Cloakroom/WC
- Five Double Bedrooms
- Dressing Room (Or Sixth Bedroom)
- Three Bathrooms (Including One En-Suite)
- GCH System, Timber Framed Double Glazing
- Generous Off Road Parking, Detached Garage
- Close To Popular Primary & Secondary Schools

MODERN THREE STOREY, FIVE/SIX BEDROOM FAMILY HOME
Located on the popular Renaissance Development accessed via Humberston Avenue, this impressive Double Fronted Link Detached Property is possibly the largest design in the area. Offering an abundance of flexible living space arranged over three floors, the accommodation includes both dual aspect Lounge and Dining Kitchen, Utility Room and Cloakroom/WC. To the First Floor are Four Double Bedrooms, one with an En-Suite Shower Room, plus a Family Bathroom. The Master Bedroom is situated on the Second Floor together with a separate Shower Room, and Dressing Room which could be utilised as a Sixth Bedroom.

Externally, the property stands open plan to the front with Generous Off Road Parking, Garden and Detached Garage to the rear.



ENTRANCE HALLWAY

Access via composite door into the hallway with central heating radiator and wood effect vinyl flooring. Staircase with understairs storage cupboard rising to the first floor. Double doors gives access to the Lounge.

CLOAKROOM/W.C.

1.67 X 0.85 (5'6" X 2'9")

Fitted with a low level wc, and pedestal wash basin. Central heating radiator, and continued vinyl flooring. Security alarm system keypad.

LOUNGE

7.19 X 3.44 (23'7" X 11'3")

A dual aspect lounge with bay window to front aspect and double doors to the rear garden. With two central heating radiators, and benefiting a newly fitted carpet.

OPEN PLAN DINING KITCHEN

6.88 X 3.78 (22'7" X 12'5")

Providing a sociable family hub, this front to back living space features black gloss units with complementary work surfaces incorporating a stainless steel sink/drain. Integrated double oven/grill, and gas hob with chimney style extractor over. Integrated dishwasher, and space for an American style fridge/freezer. Wood effect vinyl flooring. Window to rear aspect.

Dining area with bay window to front aspect, electric in situ for a wall mounted tv, and central heating radiator.

UTILITY ROOM

1.70 X 1.66 (5'7" X 5'5")

With plumbing for a washing machine, wall mounted gas central heating boiler, and storage cupboard. Continued vinyl flooring, and access to the rear garden.

FIRST FLOOR LANDING

With central heating radiator, carpeted floor and staircase to the second floor.

BEDROOM ONE

4.16 X 3.42 (13'8" X 11'3")

With window to rear aspect, central heating radiator and carpeted floor.

EN SUITE SHOWER ROOM

2.17 X 1.91 (7'1" X 6'3")

Fitted with a shower enclosure having a thermostatic shower. Pedestal wash basin and a low level wc. Tiling to splashback, vinyl flooring, central heating radiator, and an obscure glazed window to rear aspect.

BEDROOM TWO

3.44 X 3.29 (11'3" X 10'10")

With window to rear aspect, central heating radiator and carpeted floor.

BEDROOM THREE

3.91 X 2.34 (12'10" X 7'8")

With window to front aspect, central heating radiator and carpeted floor.

BEDROOM FOUR

3.17 X 3.03 (10'5" X 9'11")

With window to front aspect, central heating radiator and carpeted floor.

FAMILY BATHROOM

2.13 X 1.95 (7'0" X 6'5")

Fitted with a panelled bath having a thermostatic shower over and glazed screen. Pedestal wash basin and a low level wc. Tiled splashbacks, vinyl flooring, central heating radiator and an obscure glazed window to front aspect.

SECOND FLOOR LANDING

With Velux window to front aspect, built-in storage cupboard/wardrobe, central heating radiator and carpeted floor.

BEDROOM FIVE (MASTER)

4.32 X 3.50 (14'2" X 11'6")

With window to front aspect, central heating radiator and carpeted floor.

BEDROOM SIX/DRESSING ROOM

3.06 X 2.44 (10'0" X 8'0")

Currently used as a dressing room with shelving and hanging rails, plus two built-in storage cupboards (one housing heating system serving second floor). Window to front aspect, central heating radiator and carpeted floor.

SHOWER ROOM

2.37 X 1.65 (7'9" X 5'5")

Fitted with a large shower enclosure having a thermostatic shower. Pedestal wash basin and a low level wc. Central heating radiator, tiled splashbacks, and vinyl flooring.

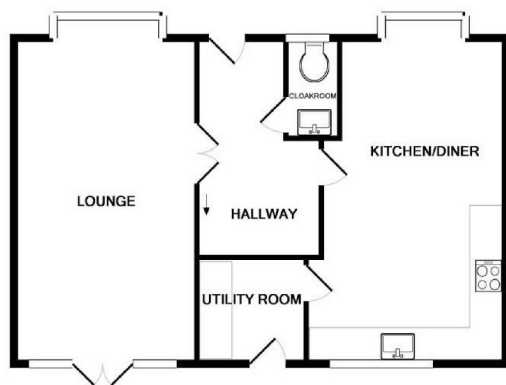
OUTSIDE

The property stands open plan to the front and benefiting off road parking for numerous vehicles. The rear garden is primarily paved with a small lawn area. Enclosed by fencing to the boundaries, and with courtesy door into the garage.

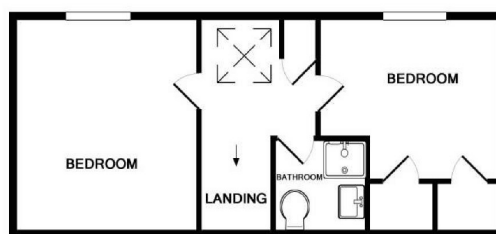
GARAGE

Located at the rear of the property with vehicular access via Harvey Walk, a detached brick garage with up and over door, power and light.

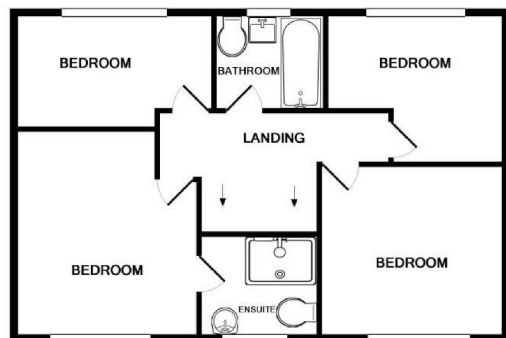




GROUND FLOOR
APPROX. FLOOR
AREA 615 SQ.FT.
(57.1 SQ.M.)



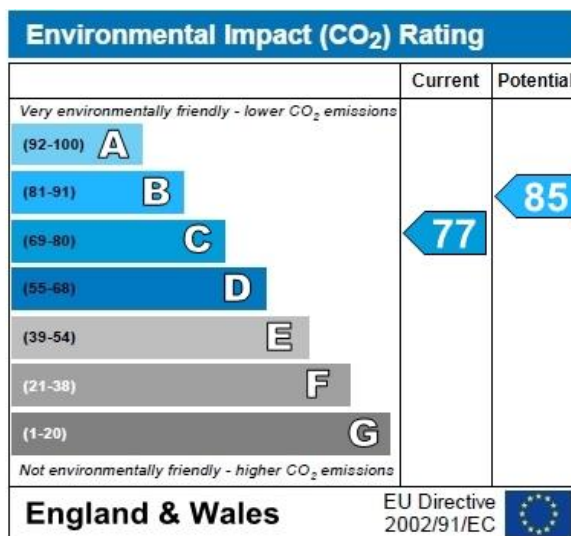
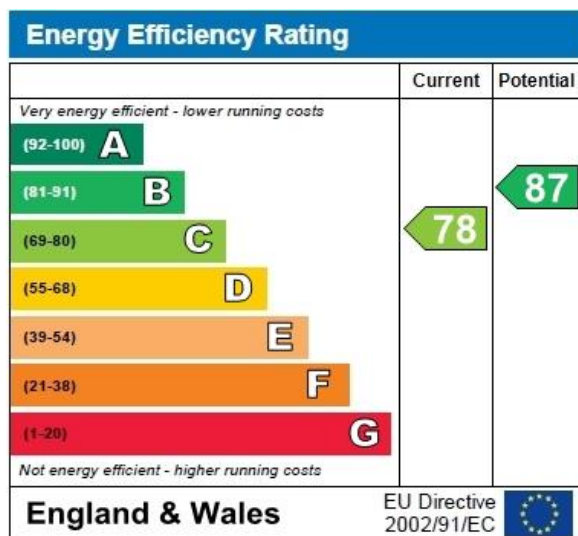
2ND FLOOR
APPROX. FLOOR
AREA 401 SQ.FT.
(37.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 599 SQ.FT.
(55.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1615 SQ.FT. (150.0 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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VIEWINGS

By Appointment Only

TENURE

We are advised by the vendor that the property is: Freehold However, prospective purchasers should have the tenure of this property confirmed by a solicitor. Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

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