



**Pygott
& Crone**

3 Barbican Way
New Waltham, Grimsby, Lincolnshire, DN36 4YN

£239,950

4 Bedroom Detached House

- Freehold
- Detached Property
- 4 Bedrooms
- 2 Bathrooms
- New Waltham Location
- No Forward Chain
- Ideal Family Home
- Extended to the Rear
- EPC Rating - D, Council Tax Band - D

[Click here to access the Energy Performance Certificate for 3 Barbican Way, New Waltham, Grimsby, Lincolnshire, DN36 4YN](#)



Overview

Offered for sale with No Forward Chain! Situated in the highly regarded area of New Waltham, this spacious four-bedroom detached home offers an excellent opportunity for families seeking a well-presented property in a desirable location. Conveniently positioned close to reputable schools, local amenities, and transport links, the property combines generous living accommodation with practical family-friendly features.

Originally designed as a three-bedroom home, the property has been thoughtfully extended by the current owners to create additional living space and a fourth bedroom, enhancing its versatility and appeal. The accommodation provides well-proportioned rooms throughout, ideal for modern family life.

Internal accommodation briefly comprises: Entrance Hallway, Lounge, WC and open plan Kitchen/Diner/Living Space. Upstairs are 4 Bedrooms, benefiting for a Jack and Jill Bathroom and a separate Family Bathroom. Externally, the property benefits from a driveway providing off-road parking, while to the rear is a private and enclosed garden offering a safe and secure space for children to play, outdoor entertaining, or simply relaxing in a peaceful setting.

Early viewing is highly recommended to fully appreciate the space, location, and family lifestyle this attractive home has to offer.





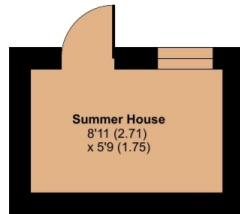
Barbican Way, New Waltham, Grimsby, DN36

Approximate Area = 1214 sq ft / 112.7 sq m

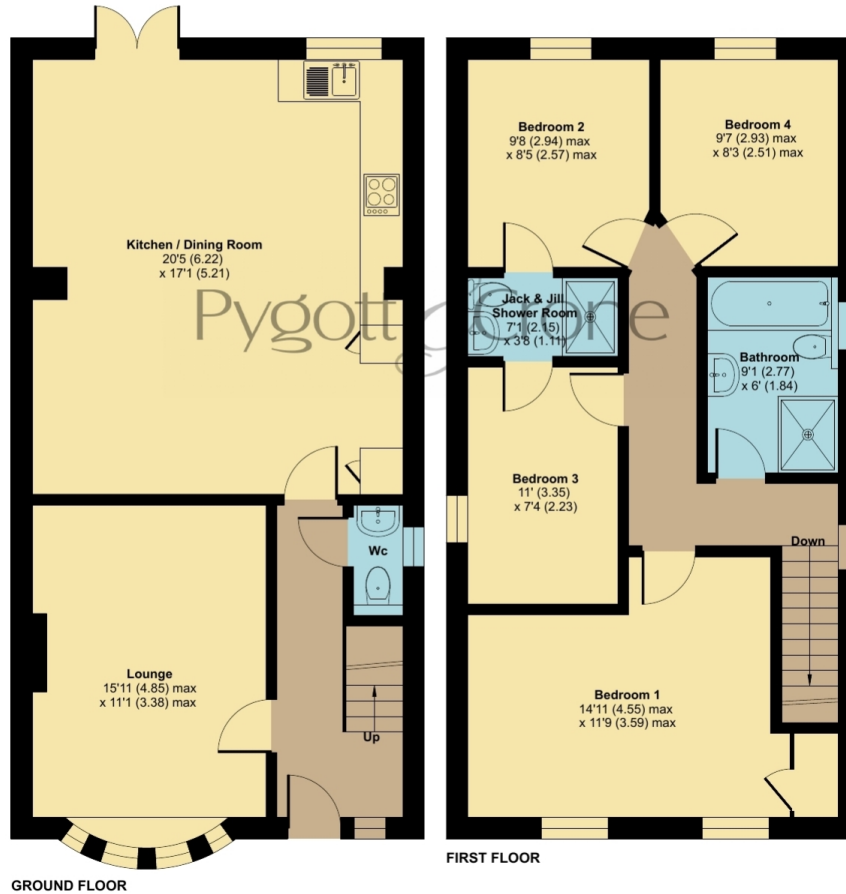
Outbuilding = 51 sq ft / 4.7 sq m

Total = 1265 sq ft / 117.4 sq m

For identification only - Not to scale



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Pygott & Crone. REF: 1471362



Location



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An advertisement for Pygott Crone. It features a woman with blonde hair smiling while looking at a laptop. The text includes the company name, a Platinum Trusted Service Award from feefo, and three service highlights: 24/7 Customer Service, £0 Upfront Fees to Pay, and On average, 98% of asking price achieved.

Pygott Crone

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3 Barbican Way, New Waltham
is on the market with our Grimsby branch

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