

Pygott & Crone

# 3 Barbican Way

New Waltham, Grimsby, Lincolnshire, DN36 4YN

Offers in excess of

£225,000

# 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.







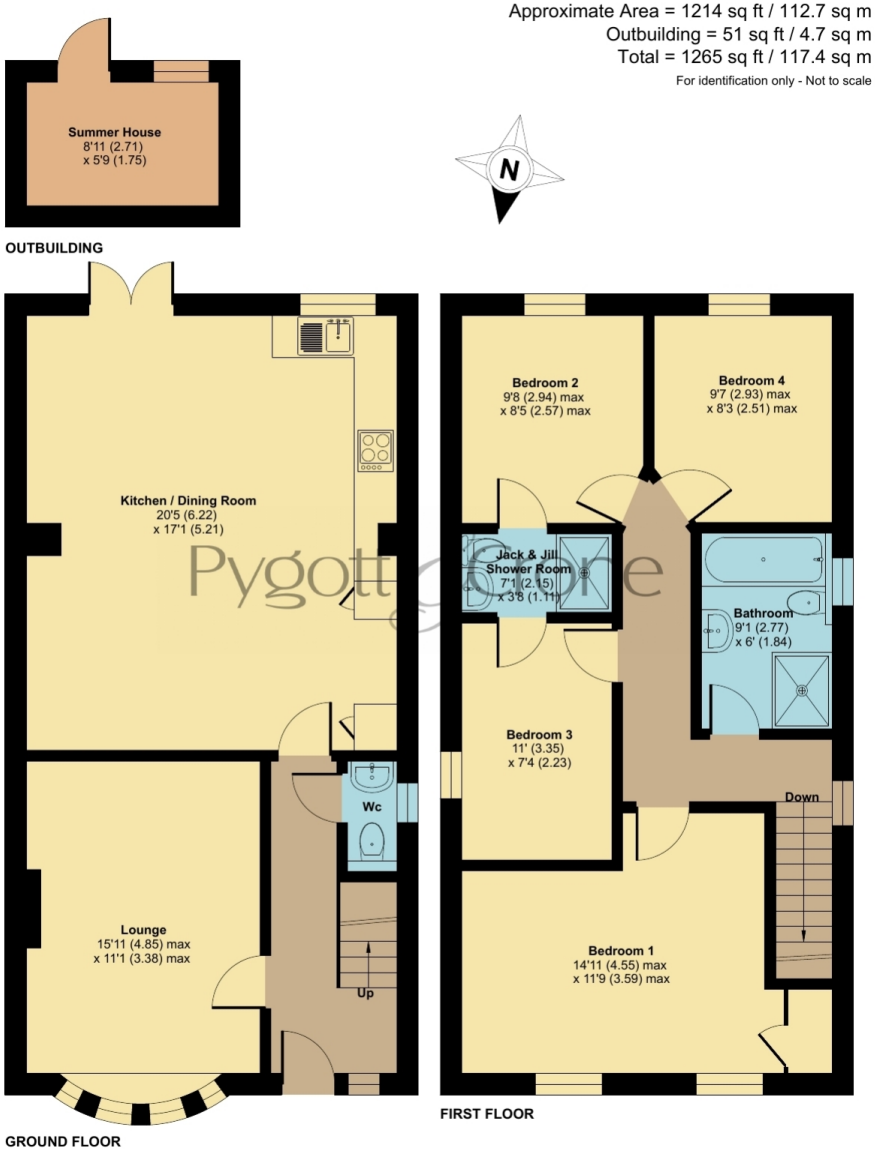






# Barbican Way, New Waltham, Grimsby, DN36

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




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









# Location




Show on Google: schools, doctors, supermarkets, restaurants, railway stations

Mortgage Advice Bureau

Stonebow Financial Services Ltd

## Do you need Financial Help or Advice?

We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.



Dave Jolley
Mortgage & Protection Adviser
0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.





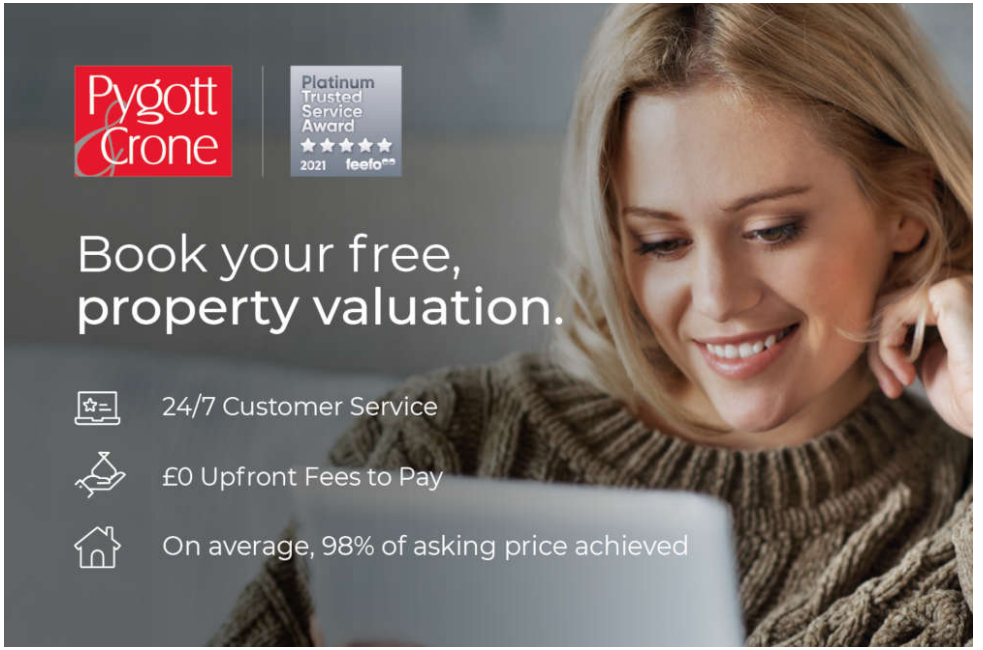












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**3 Barbican Way, New Waltham**
is on the market with our Grimsby branch

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