



# CROFTS ESTATE AGENTS

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## Becklands Avenue

New Waltham  
DN36 4FA

Offers in the Region Of  
£399,950

Crofts Estate Agents of Lincolnshire are delighted to offer to the market this superbly positioned executive four bedroom detached house. On one of the first purchased superior plots on the highly regarded new Becklands Estate near Tollbar, this particular rare opportunity comes with a work live space over the double garage and has a larger than average south facing garden. Dressed to impress inside, this immaculately presented property briefly comprises, entrance hall, cloakroom, open plan kitchen breakfast diner, living room and spacious lounge to the ground floor with four double bedrooms, family bathroom and master en suite shower room to the first floor. Outside the front is pristinely presented with off road parking for two cars with beyond that a further enclosed secure space for more parking or camper van etc and then on to the detached double garage with electric door and live work space over. The south facing rear is immaculately

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#### Entrance hall

6' 2" x 15' 0" (1.89m x 4.56m)

A good sized entrance hall has neutral carpet and decor, frosted composite door to the front, radiator with cover, pendant light and under stairs storage.

#### Cloakroom

2' 9" x 6' 2" (0.85m x 1.89m)

The cloakroom has matching white WC and sink, tiled splash backs, grey decor with feature wall, grey wood vinyl floor, down light extractor and radiator.

#### Lounge

20' 9" x 11' 5" (6.33m x 3.48m)

A very spacious lounge has two tone stylish decor, grey carpet, radiator with cover, two pendant lights and two uPVC windows with blinds.

#### Kitchen breakfast dining

20' 9" x 9' 9" (6.32m x 2.96m)

Grey fitted kitchen with grey wood effect work tops over, black one and a half sink drainer, integral dishwasher, 70/30 fridge freezer, double oven grill, chimney style extractor and low level electric heating. The room has tiled splash backs, grey tiled floor, breakfast bar, space for dining, uPVC window with blind to the front and frosted door to the side, white decor, down lights and radiator.

#### Living room

13' 3" x 10' 0" (4.03m x 3.06m)

Coming off the kitchen dining area and open plan is another living area with uPVC window with blinds and uPVC French doors to the garden, carpet, white decor and pendant light.

#### Utility room

5' 10" x 6' 8" (1.79m x 2.03m)

The utility room has grey fitted kitchen units with space for washing machine and dryer, wood vinyl floor, uPVC window with blinds, radiator, extractor and pendant light.

#### Stairs and landing

The stairs twist 180 degrees to the first floor with both area being carpeted with neutral decor, radiator and pendant light.

#### Bedroom One

12' 11" x 11' 8" (3.94m x 3.55m)

The main bedroom has built in wardrobes, neutral carpet, pink and white decor, uPVC window with blind to the rear, radiator and pendant light.

#### En suite

6' 1" x 6' 8" (1.86m x 2.02m)

A good sized en suite shower room has tiled shower cubicle, vanity sink and WC, stylish splash back tiling, white decor, two down lights, chrome towel radiator, extractor, uPVC window and blind

#### **Bedroom Two**

11' 2" x 11' 4" (3.40m x 3.45m)

With neutral decor, white and grey decor, fitted wardrobes, uPVC window and blind, radiator and pendant light.

#### **Bedroom Three**

9' 11" x 10' 10" (3.03m x 3.29m)

The third bedroom is a double and has neutral carpet, two tone blue decor, uPVC window with blind, pendant light and radiator.

#### **Bedroom Four**

8' 2" x 11' 11" (2.48m x 3.64m)

The fourth bedroom is also a double, has off white decor, off white decor, uPVC window with blind, pendant light and radiator.

#### **Family Bathroom**

6' 6" x 6' 8" (1.97m x 2.04m)

The bathroom three piece white suite with vanity sink, thermostatic shower over bath with glass screen, grey tile effect vinyl, grey splash back tiling, uPVC frosted window with blind, extractor, three down lights, off white decor and chrome towel radiator.

#### **Rear garden**

A superbly presented and manicured south facing garden offers neat well tended lawn with well stocked soil landscaped borders. There are two separate patio areas with neat gravel borders on which to enjoy the sunshine. The garden is fully enclosed with secure timber fencing with gate to driveway.

#### **Front garden**

The front has neat lawn with slab path to the front door with iron railings to the front and iron gate to path. There are maturing Boxus hedging and various plants to the border area to present the front to a high standard.

#### **Driveway and garage**

18' 4" x 15' 11" (5.59m x 4.85m)

The front of the property has an open block paved driveway for two cars leading to tall timber gates to the drive and to the garage. Behind the gates is parking for further vehicles of all shapes and

sizes on a block paved drive with neat well tended border areas leading on to the garage which has electric full width double door.

#### **Rear garden**

#### **Live work space**

17' 4" x 19' 2" (5.29m x 5.85m)

With side door entrance, lobby area and stairs to the first floor, this space above the double garage could be almost anything you wanted including gym, work shop or work from home beauty area. The room has electric heating units, carpet, cream decor, two pendant lights and three uPVC windows.

#### **Tenure**

Believed to be Freehold, 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.

#### **Viewings**

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

#### **Council Tax Information**

Band E: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://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](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

#### **Property Management**

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#### **Mortgage and Financial Advice**

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