



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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01472 200666

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



Arran Close

New Waltham  
DN36 4GX

£314,950

STYLISH detached family home which has been EXTENDED and is located within a cul de sac location. Benefiting from a fresh and modern finish, a South Westerly facing rear garden which is great for alfresco dining and entertaining. The village offers a wide variety of local amenities and also great schools for children of all ages. Internal viewing will reveal the entrance hall, lounge, dining room, conservatory, kitchen, utility room and WC all to the ground floor. The first floor has FOUR DOUBLE BEDROOMS, the bathroom and en-suite. There is also an integral garage, off road parking and a delightful rear garden and the property also benefits from uPVC double glazing and gas central heating.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

[www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)





#### Entrance Hall

Entering the property reveals a welcoming space with coving to the ceiling, a radiator and a tiled floor. There is also a door to the integral garage.

#### WC

With a radiator, tiled floor, WC and a corner basin.

#### Lounge

15' 8" x 10' 9" (4.77m x 3.27m)

The lounge has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

#### Dining Room

9' 5" x 10' 1" (2.87m x 3.08m)

The dining room opens into the conservatory with coving to the ceiling, a radiator and vinyl flooring.

#### Conservatory

11' 0" x 8' 8" (3.36m x 2.63m)

The conservatory has tri aspect windows, French doors to the side elevation, a radiator and vinyl flooring.

#### Kitchen

9' 5" x 16' 0" (2.86m x 4.87m)

The kitchen has dual aspect windows to the rear and side elevation, a radiator and laminate flooring.

#### Utility room

5' 1" x 5' 3" (1.55m x 1.60m)

The utility room has a door to the rear elevation, laminate flooring, fitted units and the plumbing for a washing machine is still in place behind the units.

#### First Floor Landing

The first floor landing has access to the loft, the airing cupboard, a radiator and a carpeted floor.

#### Bedroom One

12' 8" x 10' 11" (3.87m x 3.34m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor. There are also fitted wardrobes.

#### En-suite

5' 6" x 6' 0" (1.67m x 1.82m)

The en-suite has an opaque window to the front elevation, a radiator and vinyl flooring. There is also a WC, basin and a shower cubicle with a power shower (pump in the loft).

#### Bedroom Two

11' 5" x 11' 10" (3.47m x 3.60m)

Bedroom two has a window to the front elevation, a radiator and a carpeted floor. There are also fitted wardrobes.

### Bedroom Three

11' 1" x 9' 6" (3.38m x 2.89m)

Bedroom three has a window to the rear elevation, a radiator and a carpeted floor.

### Bedroom Four

10' 2" x 8' 11" (3.09m x 2.73m)

Bedroom four has a window to the rear elevation, a radiator and a carpeted floor.

### Bathroom

5' 7" x 7' 6" (1.70m x 2.29m)

The bathroom has an opaque window to the rear elevation, a radiator and vinyl flooring. There is also a WC, basin and a bath with a shower plumbed in from the mixer taps.

### Garage

16' 11" x 8' 6" (5.15m x 2.59m)

The garage has an up and over door, plumbing for a washing machine, the boiler and electrics.

### Outside

To the front there is off road parking for three vehicles. There is access to the rear garden through a side gate and the rear garden reveals a lawn, established shrubs with vibrant colours that flower throughout. The garden enjoys a Southerly aspect and is a great place for relaxing or entertaining.

### 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 D: 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

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

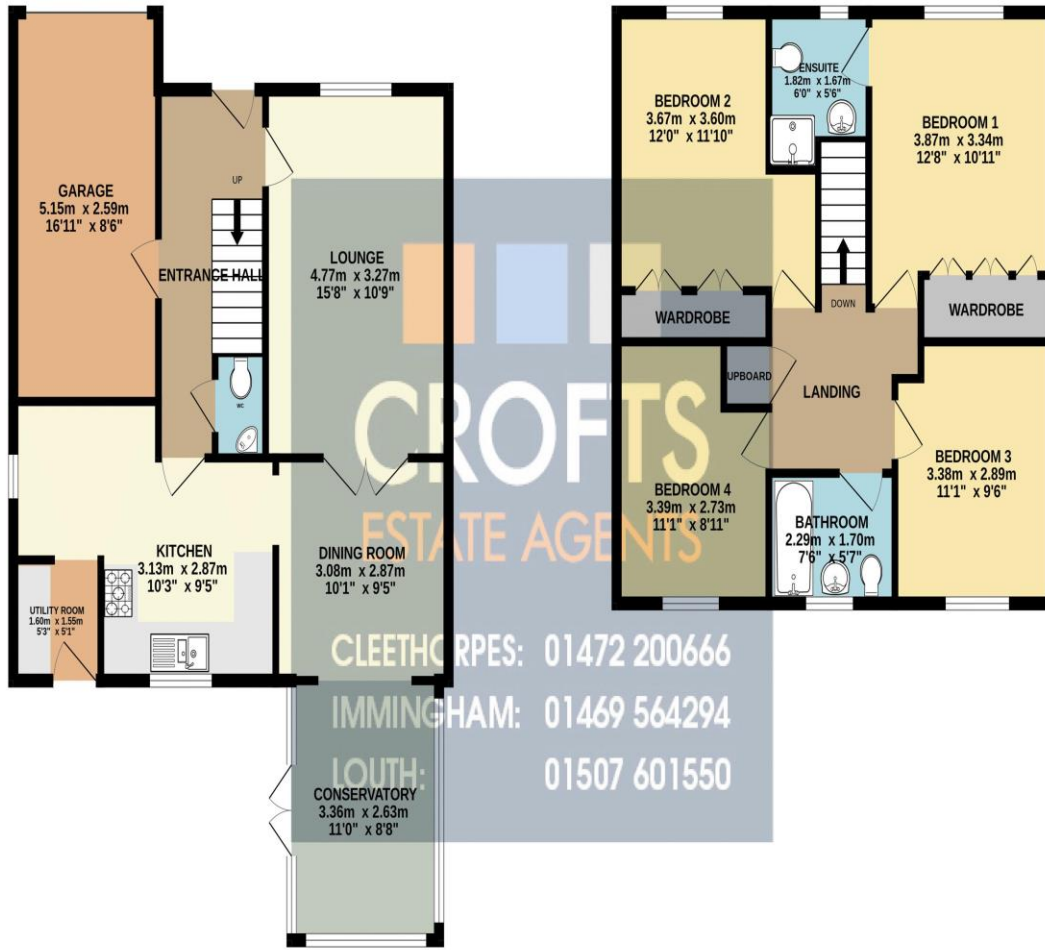
**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**





GROUND FLOOR  
70.8 sq.m. (762 sq.ft.) approx.

1ST FLOOR  
59.4 sq.m. (639 sq.ft.) approx.



CROFTS  
ESTATE AGENTS  
CLEETHORPES: 01472 200666  
LIMMINGHAM: 01469 564294  
SOUTH: 01507 601550

TOTAL FLOOR AREA: 130.1 sq.m. (1401 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77   C	86   B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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