



CROFTS ESTATE AGENTS

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



Tintangel Way

New Waltham
DN36 4GT

Offers in the Region Of
£275,000

Early viewing is highly advised on this well presented FOUR bedroom detached family home located within this well regarded and popular residential area which itself offers an abundance of local shops and amenities and is positioned between the two highly regarded senior schools of Humberston and Toll Bar. The property itself offers gas central heating and uPVC double glazing and briefly comprises entrance hallway, cloakroom, living room, dining room, conservatory, kitchen and utility to the ground floor. To the first floor you find the landing, family bathroom and four bedrooms with the main bedroom having ensuite shower room. To the exterior you will find a drive for off road parking which inturn leads to the integrated garage. Well proportioned rear garden which is ideal for the family market with a large decking area perfect for entertaining as well as a lawned area.

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



Entrance Hallway

Neutrally decorated and having composite entrance door to the front elevation. Central heating radiator. Dog leg staircase.

Cloakroom

4' 7" x 2' 11" (1.391m x 0.897m)
Double glazed window to the front elevation and fitted with a w.c and wash basin. Central heating radiator.

Living Room

16' 4" x 10' 2" (4.977m x 3.088m)
uPVC double glazed window to the front elevation and French doors leading through to the dining room. Central heating radiator. Pleasantly decorated and having coving to the ceiling. Living flame gas fire with surround.

Dining Room

9' 9" x 9' 3" (2.96m x 2.83m)
Attractively decorated and having coving and down lighting to the ceiling. Central heating radiator. Patio doors to the rear elevation through to the sunroom. Central heating radiator. The dining room is open to the kitchen.

Sunroom

12' 4" x 9' 8" (3.75m x 2.94m)
With tiled flooring and having solid roof with down lighting. uPVC double glazed and with doors out to the garden. Heating/air conditioning unit.

Kitchen

10' 4" x 11' 9" (3.141m x 3.574m) max L-shape
The kitchen offers a good array of fitted wall and base units with contrasting work surfacing with inset one and a half sink and drainer. Integrated oven and four ring electric hob. Splashback tiling. Plumbing for a dishwasher. Integrated fridge and freezer.

Utility Room

6' 10" x 5' 5" (2.071m x 1.659m)
Fitted with base units and larder unit with contrasting work surfacing with inset stainless steel sink and drainer. Plumbing for an automatic washing machine. Splashback tiling. Double glazed entry door to the rear elevation and personal door through to the garage.

First Floor Landing

Having useful storage cupboard.

Family Bathroom

5' 7" x 6' 7" (1.700m x 2.001m)

Equipped with a close coupled w.c, pedestal wash hand basin and panelled bath with shower fitment. Splashback tiling. Double glazed window to the rear elevation. Central heating radiator.

Bedroom One

12' 0" x 10' 1" (3.653m x 3.076m)

Double glazed window to the front elevation. Fitted wardrobes. Central heating radiator.

Ensuite

8' 11" x 3' 10" (2.726m x 1.178m)

uPVC double glazed window to the front elevation and fitted with a w.c, washbasin and shower cubicle. Splashback tiling and central heating radiator.

Bedroom Two

9' 10" to wardrobes x 8' 1" (3.00m x 2.461m)

uPVC double glazed window to the rear elevation. Central heating radiator. Covling to the ceiling. Built in wardrobes to one wall.

Bedroom Three

8' 10" x 7' 11" (2.704m x 2.416m)

Double glazed window to the front elevation. Central heating radiator. Built in storage cupboard.

Bedroom Four

8' 6" x 7' 11" (2.593m x 2.408m) maximums

Double glazed window to the rear elevation. Central heating radiator. Covling to the ceiling.

Outside

Offering front and rear gardens, with the front having lawned area and driveway leading upto the integrated garage. To the rear there is a well proportioned garden again offering lawn, along with a decked and gravelled area.

Garage

17' 2" x 7' 11" (5.234m x 2.406m)

Personal door leading from the garage. Gas boiler. Door to the front elevation.

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

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit 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
68.0 sq.m. (732 sq.ft.) approx.

1ST FLOOR
48.8 sq.m. (526 sq.ft.) approx.



TOTAL FLOOR AREA: 116.8 sq.m. (1257 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		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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