



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

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



Tintagel Way

New Waltham
DN36 4GT

Offers in Excess of £250,000

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



Property Introduction

Situated in a highly regarded and sought-after residential area, this well-presented four-bedroom detached family home offers an excellent combination of space, comfort, and convenience. Perfectly positioned between the two highly regarded secondary schools, Humberston Academy and Toll Bar Academy, the property also benefits from easy access to a wide range of local shops and amenities. The ground floor welcomes you with a bright entrance hallway, leading to a cloakroom/WC, a spacious living room, open plan kitchen dining room, and a conservatory that overlooks the rear garden. Useful utility room. Upstairs, the first-floor landing gives access to four bedrooms. The main bedroom enjoys the added benefit of an ensuite shower room, while the remaining bedrooms are served by a stylish family bathroom. Outside, the property features a driveway offering off-road parking, which in turn leads to the integrated garage. The rear garden is particularly well suited to family life, with a large decking area ideal for entertaining, alongside a neatly maintained lawned area. This is a fantastic opportunity to secure a spacious family home in a popular and convenient location—early viewing is highly recommended.

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.

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 and space for a fridge and freezer. Opening to the dining room.

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.

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. Coving 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. Coving 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.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

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.

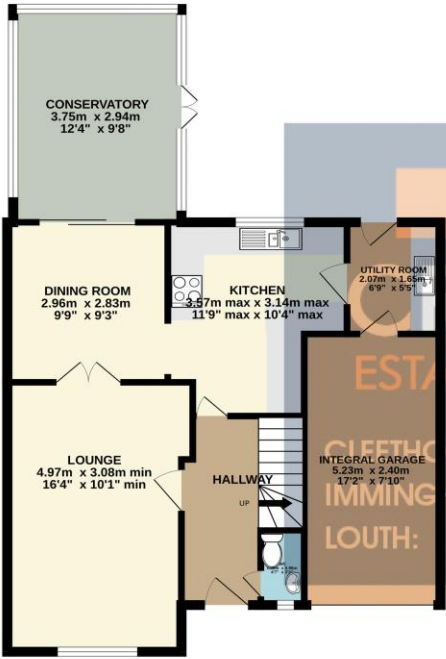
Mortgage and Financial Advice

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

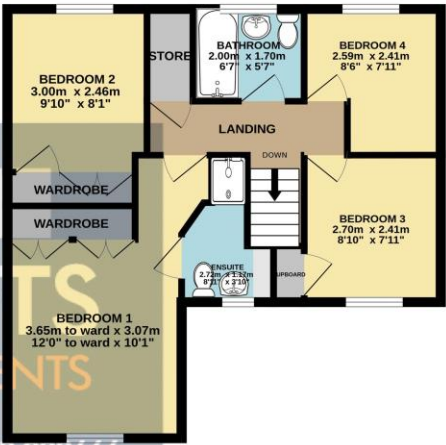
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



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.
Made with Metropix 12/2024

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		

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.