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



35 Station Avenue
New Waltham
DN36 4QS

Offers Over £395,000

Attractive and DECEPTIVELY LARGE three bedroom detached bungalow. Set on a superior of 0.21 ACRE PLOT, this property has been cleverly extended multiple times the rear and side and improved to a high standard in the process. Briefly comprising entrance hall, extended lounge, kitchen diner, sun room with bi-folding doors, three double bedrooms with master en suite and family bathroom, this property is for a down sizer who still likes their space. Outside the front had extensive price off road parking with detached single garage and in/out driveway with a large rear garden with automatic mower is laid to lawn with well laid raised patio to the rear of the house and quality fencing to the perimeter. Lastly and certainly not least is the superb summer house in the rear garden that with the correct planning permission could be used as an annexe with plumbing and room division already done, this too has its own raised patio area and Swedish hot tub. A property not to be missed which we are certain will WOW and viewer!

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Entrance hall

13' 3" x 4' 11" (4.05m x 1.50m)

The entrance has uPVC frosted door to the front, neutral decor and carpet pendant light and radiator.

Lounge

13' 3" x 19' 4" (4.05m x 5.90m)

An extended lounge has four uPVC windows with blinds, wood laminate flooring, burgundy decor to coving with feature decorated chimney breast. The room has ceiling rose and pendant light, two radiators and open fireplace with brick back, wood mantle and multi fuel burner.

Hallway

8' 4" x 3' 7" (2.54m x 1.09m)

Coming from lounge to kitchen the hallway has wood laminate flooring, radiator, burgundy decor to coving and pendant light.

Kitchen diner

13' 9" x 12' 11" (4.20m x 3.94m)

A superb vaulted kitchen dining room has two uPVC windows, one to each side plus two Velux windows to the roof. The room has a mix of cream and red wall and base units to three sides of the room with grey worktops and Belfast sink over. The room has red and cream splash back tiling and integral appliances including four ring gas hob with extractor over, double oven grill, space for tall fridge freezer and washing machine. The room has cream and grey

decor, grey wood effect vinyl floor, twelve down lights, radiator and uPVC French doors and two uPVC windows to the sun room.

Sun room

12' 8" x 12' 4" (3.85m x 3.76m)

A large vaulted sun room extension has two uPVC windows, uPVC door, 2 x Velux window plus bi-folding doors across the whole back of the room. The room has wood laminate flooring, electric wall heater and wall lights.

Bedroom One

13' 5" x 11' 3" (4.10m x 3.43m)

The largest bedroom has grey carpet, yellow decor to coving, ceiling rose to pendant light, radiator, uPVC window and door to rear and built in wardrobes.

En suite shower room

5' 10" x 2' 5" (1.78m x 0.73m)

A small but useful en suite has enclosed shower and WC, white sparkle splash back walls, grey wood laminate floor, down light, extractor and grey towel radiator.

Bedroom Two

8' 9" x 11' 6" (2.66m x 3.51m)

A second double has uPVC window and blind to the front, cream decor to coven, brown carpet, pendant light and radiator.

Bedroom Three

8' 4" x 9' 5" (2.54m x 2.88m)

The smaller bedroom is currently used as an office and has wood laminate flooring, grey decor to coving, radiator, down lights and uPVC window and blind.

Family Bathroom

8' 2" x 4' 11" (2.49m x 1.50m)

The bathroom has P-shaped bath with shower over and curved glass shower screen, vanity sink and WC, cream splash back tiling, with sealed exposed brick wall, white towel radiator, light grey vinyl floor, frosted uPVC with blind, down lights and extractor.

Annexe living room

12' 1" x 17' 5" (3.68m x 5.32m)

A large living area has space for kitchen area if require and permitted with large window and door to the front and Velux window to the roof. The room has wood laminate flooring, log burner, work top, splash back tiling and cream and crimson decor.

Annexe bathroom

4' 1" x 9' 6" (1.24m x 2.90m)

Open plan to the bedroom the bathroom has oval bath, WC and sink with splash back tiling and down lights.

Annexe Bedroom

8' 0" x 9' 6" (2.44m x 2.90m)

Open plan to the bathroom area the bedroom has wood laminate flooring, cream decor, wood window and porthole window and radiator.

Annexe patio area

A well laid raised slab patio area to the front of the annexe has Swedish hot tub on it which again comes with the sale of the house.

Detached single garage

19' 4" x 14' 6" (5.90m x 4.41m)

A detached brick and tile garage has electric roller door to the front, uPVC window and door to the rear. Inside the area has power and light with a room sectioned off inside and used as an enclosed workshop with frosted window to the front.

Front garden and parking

An extensive low maintenance frontage has in/out driveway plus path to door through mature privet hedging. The front is split into a gravel area and block paved area with access to the garage over

the block paved area. There is a path to the timber gate to the rear and electric charging point for cars.

Rear garden and patio

A large private south west facing rear garden has been worked on and improved to a high standard with neat lawns being trimmed on a regular basis by the automatic mower that will stay with the house on purchase. As well as this fantastic tool the garden has spacious patio areas with a raised on to the back of the sun room extension providing a perfect alfresco dining position. The garden has neat well presented landscaped barked borders too with tall solid well built timber fencing to all sides with a tall mature tree being a lovely feature. The garden has timber gate to the front.



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 and all viewings are strictly by appointment only please.

Council Tax Information

Band C: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

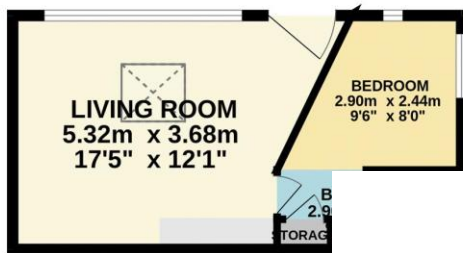




OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
152.1 sq.m. (1637 sq.ft.) approx.



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if the floorplan contained here, measurements are for guidance only and no responsibility is taken for any error, omissions or inaccuracies. Measurements are for guidance only and should be used as such by any interested parties. Measurements shown have not been tested and no guarantee is given.

as to their operability or efficiency can be given.
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