



CROFTS ESTATE AGENTS

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



**25 Greenlands Avenue
New Waltham
DN36 4YE**

£357,950

Crofts are absolutely delighted to be able to bring one of the larger four double bedroom detached family homes set upon this popular development to the market. Only by viewing will you be able to appreciate the space on offer and early viewing is advised on what in this agents opinion will be a popular property. Offering the benefits of gas central heating and uPVC double glazing, the accommodation comprises entrance hallway, well proportioned living room, office/play or dining room, spacious kitchen / living area with conservatory off, utility and cloakroom to the ground floor floor. To the first floor there is a lovely sized landing, family bathroom and four double bedrooms with the main bedroom having walk in wardrobe and ensuite shower room. Gardens to the front and rear elevations, with the rear garden enjoying a good degree of privacy along with a sunny facing aspect perfect for outdoor entertaining. Driveway and attached garage.

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Entrance Hallway

12' 11" x 8' 6" (3.948m x 2.599m)

Offering decorative glazed window along with an entry door to the front elevation. Pleasantly presented with coving to the ceiling and having LVT flooring. Central heating radiator. Staircase to the first floor accommodation.

Lounge

17' 9" plus bay x 12' 10" (5.411m x 3.924m)

A lovely sized living room with uPVC double glazed bay window to the front elevation and two further double glazed windows to the side. Neutrally decorated and having coving and rose to the ceiling and dado rail to the walls. LVT flooring. Two central heating radiators. Living flame gas fire with surround. Twin doors through to the hallway.

Office/Playroom

12' 11" x 11' 2" (3.948m x 3.393m)

A versatile room that could be used for a variety of things but is currently used as a good sized home office. uPVC double glazed window to the front elevation. Central heating radiator. Coving and rose to the ceiling and dado rail to the walls. Central heating radiator.

Kitchen/Diner

11' 1" x 26' 10" (3.373m x 8.174m)

A spacious kitchen/dining/living area which has a uPVC double glazed window and French doors to the rear elevation leading into the conservatory. Two central heating radiators. The kitchen area offers an extensive range of fitted wall and base units with contrasting roll edged work surfacing and breakfast bar. Inset one and a half sink and drainer. Integrated oven, four ring hob and dishwasher. Down lighting to the kitchen area.

Conservatory

12' 2" to frame x 10' 5" (3.717m x 3.172m)

uPVC double glazed conservatory with French doors out to the garden. Central heating radiator.

Utility

8' 4" x 6' 2" (2.543m x 1.867m)

Offering plumbing and space for a washing machine and tumble dryer with roll edged work surfacing over. Entry door to the side elevation.

Cloakroom

2' 4" x 6' 2" (0.707m x 1.872m)

uPVC double glazed window to the rear elevation. Equipped with a pedestal wash hand basin and w.c. Splashback tiling.

First Floor Landing

uPVC double glazed window to the front elevation. Coving and rose to the ceiling. Dado rail to the walls. Central heating radiator.

Bedroom One

12' 11" x 12' 10" (3.949m x 3.917m)

A lovely sized main bedroom with walk in wardrobe and ensuite shower room. The bedroom is pleasantly decorated and has a uPVC double glazed window to the front elevation. Central heating radiator. Fitted wardrobes, drawer and dresser units.

Walk in wardrobe

4' 6" x 3' 11" (1.368m x 1.205m)

A good sized walk in storage cupboard with ample hanging space.

Ensuite

4' 5" x 8' 5" (1.348m x 2.562m)

uPVC double glazed window to the side elevation and fitted with a corner w.c, pedestal wash hand basin and shower cubicle with electric shower. Tiling to the walls. Chrome effect central heating towel radiator.

Bedroom Two

13' 3" x 11' 3" (4.034m x 3.425m)

The second of the double bedrooms has a uPVC double glazed window to the rear elevation. Central heating radiator. Built in wardrobes.

Bedroom Three

11' 0" x 11' 10" (3.358m x 3.603m)

uPVC double glazed window to the rear elevation. Central heating radiator. Built in wardrobes.

Bedroom Four

10' 10" x 11' 2" (3.295m x 3.403m)

uPVC double glazed window to the front elevation. Central heating radiator. Built in wardrobes.

Family Bathroom

7' 10" x 9' 6" (2.389m x 2.896m)

This good sized bathroom has a uPVC double glazed window to the rear elevation and is fitted with a close coupled w.c, pedestal wash hand basin, panelled bath and shower cubicle with electric shower. Down lighting to the ceiling. Chrome effect central heating radiator.

Garage

Attached garage with rear door, rear and side windows and up and over door to the front. Internal light and power.

Outside

The property has a double width driveway to the front and leads to the attached garage. The rear garden enjoys a sunny aspect and a reasonable degree of privacy and is ideal for those that like to entertain from home or have younger members in the family. The garden has lawn and patios areas.



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



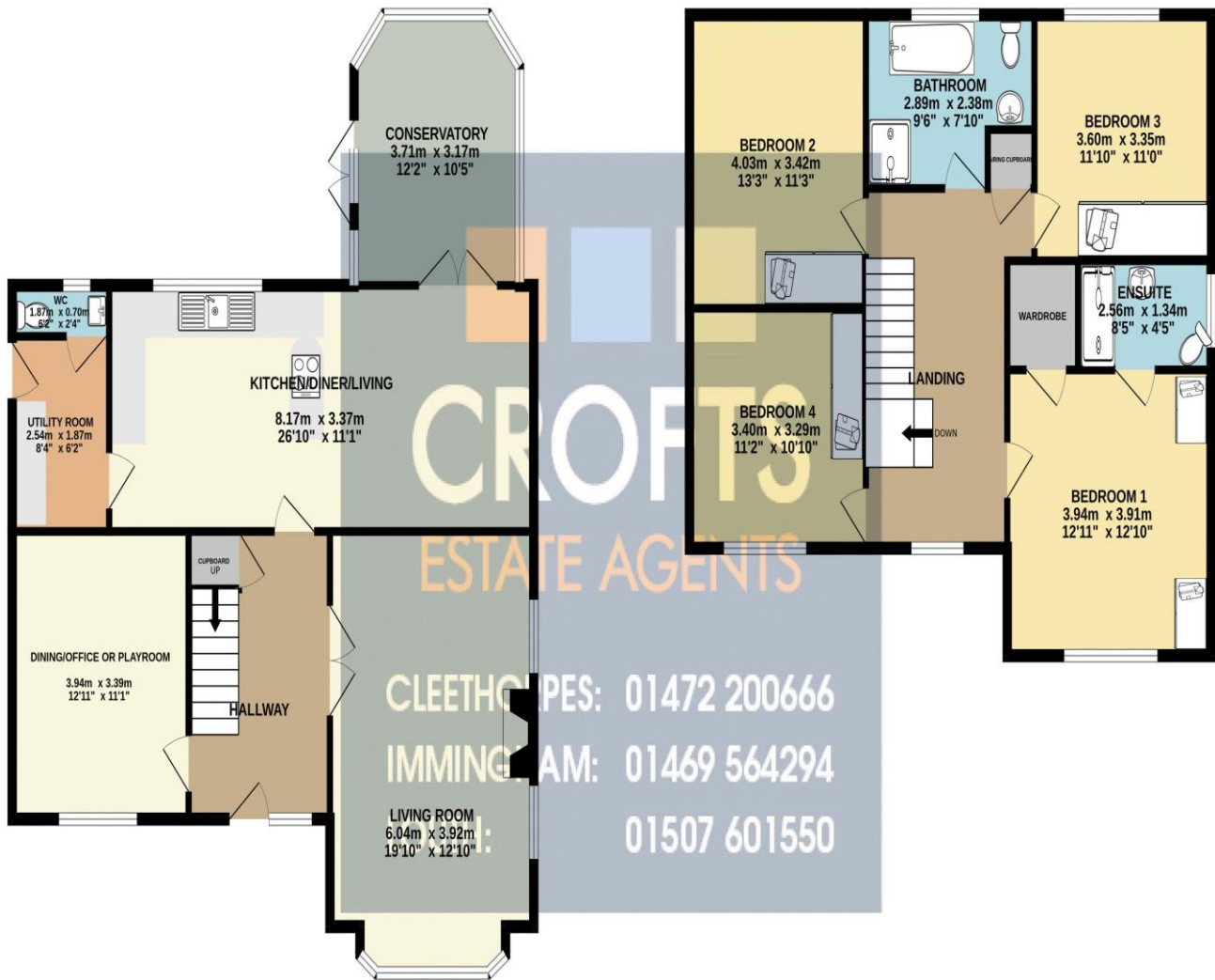


OPEN 7 DAYS A WEEK

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
91.6 sq.m. (986 sq.ft.) approx.

1ST FLOOR
79.1 sq.m. (851 sq.ft.) approx.



TOTAL FLOOR AREA: 170.7 sq.m. (1837 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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