



# CROFTS ESTATE AGENTS

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



Kristiansand Close  
New Waltham  
Grimsby  
DN36 4EH

Auction Guide Price £170,000

CONSTRUCTED IN 2020 SO STILL RETAINING A PORTION OF ITS NEW HOME WARRANTY - SUPERB THROUGHOUT - IDEAL FOR A YOUNG FAMILY - Crofts estate agents are delighted to offer for sale this modern semi detached property which is located within the village of New Waltham. With great schools nearby and road links, this property comes with viewing highly advised. Internal viewing will reveal the hall, WC, lounge, kitchen-diner, three bedrooms, an en-suite and family bathroom. Externally there are gardens to the front and rear with a driveway providing ample off road parking space and access to the garage. The property also benefits from uPVC double glazing and gas central heating.

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### Entrance Hall

Entering the property reveals the hall with a radiator and a carpeted floor.

### WC

5' 10" x 2' 9" (1.78m x 0.84m)

The WC has a radiator, vinyl flooring, a WC and a basin.

### Lounge

18' 2" x 10' 8" (5.54m x 3.25m)

The lounge has a bay window to the front elevation, two radiators and a carpeted floor. Double doors lead to the kitchen-diner.

### Kitchen/Diner

10' 0" x 17' 4" (3.04m x 5.28m)

The kitchen-diner has a window and French doors to the rear elevation, a radiator and a tiled floor. There is also a modern fitted kitchen with a one and a half sink and drainer, plumbing for a washing machine and an electric oven and gas hob with an extractor over. There is also space for a dining table and chairs.

### First Floor Landing

The first floor landing has access to the loft, a radiator and a carpeted floor. There is also a built in cupboard.

### Bedroom One

12' 5" x 10' 8" (3.78m x 3.24m)

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

### Bedroom Two

9' 5" x 6' 6" (2.88m x 1.98m to wardrobes)

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

### Bedroom Three

8' 9" x 8' 11" (2.66m x 2.71m)

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

### Bathroom

7' 0" x 5' 7" (2.14m x 1.70m)

The bathroom has partially tiled walls, a heated towel rail and vinyl flooring. There is also a modern suite with a WC, basin and bath.

### Garage

18' 8" x 9' 1" (5.69m x 2.77m)

The garage has an up and over door and electrics.

### Outside

With a lawn to the front and a driveway to the side providing off road parking and access to the garage. A gate leads to the rear garden and reveals a further lawn and a patio area ideal for alfresco dining, all enclosed by perimeter fencing.

#### **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 C: 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**

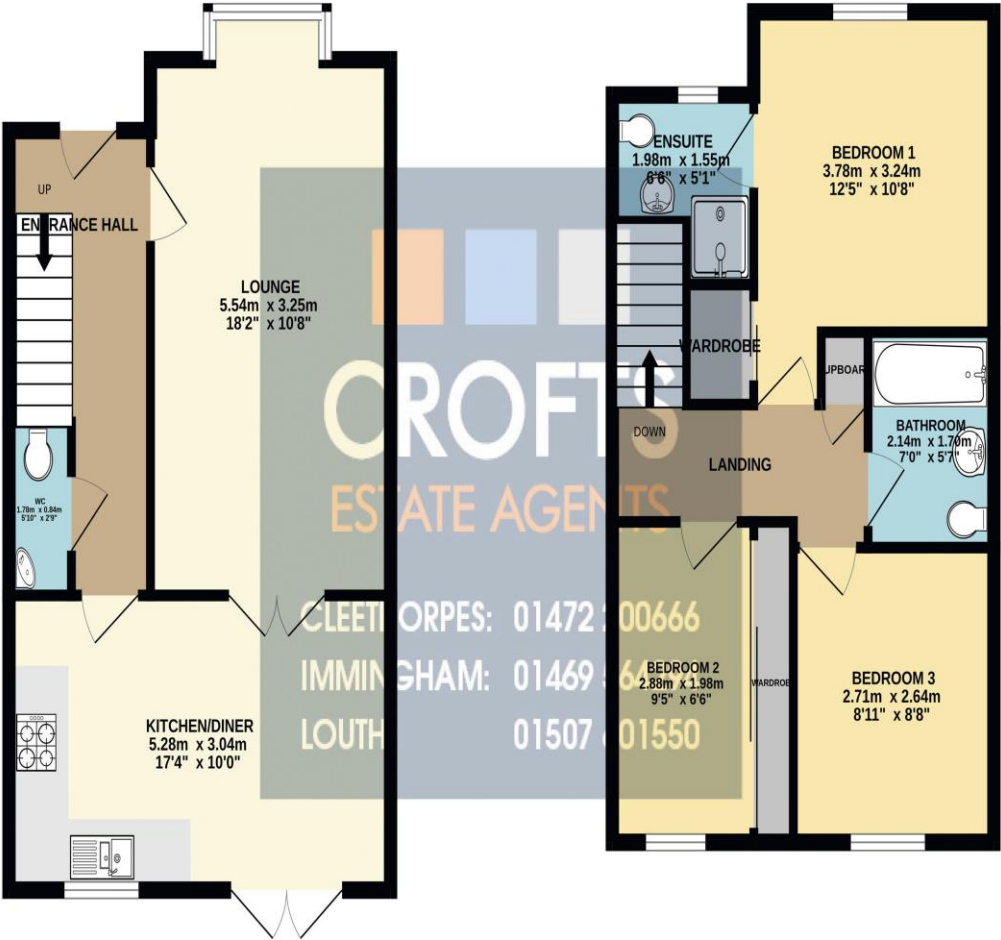
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**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  
43.6 sq.m. (469 sq.ft.) approx.

1ST FLOOR  
42.5 sq.m. (458 sq.ft.) approx.



TOTAL FLOOR AREA : 86.1 sq.m. (927 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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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	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.