



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



61 Ings Lane  
Waltham  
DN37 0EY

Offers in the Region of  
£595,000

Set within the highly regarded village of Waltham, this impressive four-bedroom property offers a perfect blend of space, style, and tranquility. The beautifully presented home boasts spacious reception rooms, flooded with natural light, and a fabulous kitchen with integrated appliances, perfect for family dining and entertaining. The four generous bedrooms, including an en-suite and family bathroom provide ample space for growing families or visitors. Additional features include large gardens, perfect for outdoor entertaining or relaxing in peace, and ample parking along with an extended double garage, providing secure parking for multiple vehicles. Located in a village popular with families and those relocating from nearby towns and cities, this property offers the perfect balance of rural charm and convenient access to local amenities and transport links. The village boasts excellent schools, shops, and community facilities, making it an ideal location for those seeking a relaxed pace of life. The property's spacious interior and beautifully maintained gardens make it an ideal residence for families, while its village location provides a sense of community and tranquility. With its perfect blend of space, style, and location, this property is sure to appeal to anyone looking for a spacious and stylish home in a picturesque setting. The village's strong sense of community, excellent schools, and convenient transport links make it an attractive option for families and professionals alike. Whether you're looking to put down roots or relocate to a more relaxed pace of life, this property offers the perfect opportunity to do so. With its stunning gardens, spacious interior, and highly regarded village location, this property is a must-view for anyone looking for a spacious and stylish home.

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](http://www.croftsestateagents.co.uk)



#### Entrance Hall

Entering the property into the entrance hall through the porch reveals a welcoming space with coving to the ceiling, a carpeted floor and a built in storage cupboard.

#### WC

3' 5" x 8' 10" (1.04m x 2.68m)

The WC has laminate flooring, a WC and a basin.

#### Lounge

17' 9" x 20' 6" (5.40m x 6.24m)

The lounge has tri aspect windows and access to the conservatory and fourth bedroom. There is also coving to the ceiling, three radiators and a carpeted floor.

#### Conservatory

10' 10" x 11' 3" (3.30m x 3.42m)

The conservatory has tri aspect windows, sliding patio doors to the side elevation and a tiled floor.

#### Sitting Room

12' 11" x 19' 9" (3.94m x 6.02m)

The sitting room has windows and French doors to the rear elevation, coving to the ceiling, two radiators and a carpeted floor. There is also a feature fire place.

#### Dining Room

11' 8" x 18' 2" (3.55m x 5.54m)

The dining room has dual aspect windows to the front and rear elevation, sliding patio doors to the side elevation, two radiators and laminate flooring.

#### Kitchen

33' 11" x 19' 2" (10.34m max x 5.85m max)

The kitchen has dual aspect windows to both sides, a radiator and Walnut flooring. There is also an extensive range of fitted units with ample counter space with Quartz counter tops. There is a one and half bowl sink and integral appliances include a dish washer, full size fridge, under counter freezer, range oven and two breakfast bars.

#### Utility room

14' 10" x 6' 0" (4.52m x 1.83m)

The utility room has a window to the rear elevation, a radiator and a tiled floor. There is also plumbing for a washing machine, fitted units and a door to the garage,

#### Entrance

A door opens to reveal an entrance area with a radiator and a tiled floor.

### First Floor Landing

The first floor landing has a window to the front elevation, access to the loft, coving to the ceiling, a radiator and a carpeted floor.

### Bedroom One

13' 4" x 13' 3" (4.06m x 4.03m)

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

### En-suite

5' 10" x 11' 7" (1.78m x 3.52m)

The en-suite has a Velux window to the rear elevation, fully tiled walls, a heated towel rail and a laminate flooring. There is also a four piece suite with a WC, vanity basin, bath and a shower cubicle with a mains shower.

### Bedroom Two

14' 2" x 11' 11" (4.31m x 3.64m)

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

### Bedroom Three

8' 11" x 14' 6" (2.71m x 4.41m)

Bedroom three has two windows to the rear elevation, coving to the ceiling, a radiator and a carpeted floor.

### Bathroom

5' 9" x 12' 8" (1.75m x 3.86m)

The bathroom has an opaque window to the front elevation, modern wall boarding, a heated towel rail and laminate flooring. There is also a four piece suite with a WC, vanity basin, free standing bath and a walk in shower enclosure with a mains shower.

### Double Garage

17' 2" x 16' 1" (5.23m x 4.90m)

With an electric up and over door, electrics and a vast space. The rear then opens into the next section.

### Double Garage continued

20' 4" x 16' 1" (6.21m x 4.90m)

With windows to the rear and side and a door to the utility room.

### Outside

Secure gates open to reveal a block paved driveway with an abundance of space for off road parking or space for caravan etc. With a wrap around garden with a vast lawn space and beautifully stocked flower beds with established shrubs and trees. There are also patio areas ideal for alfresco dining and a lovely view over paddocks and fields from the fence line.



**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 F: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)



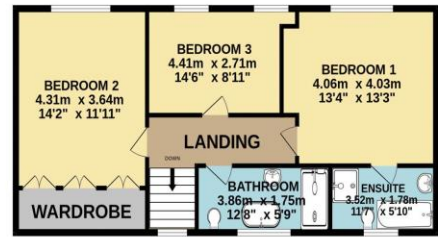
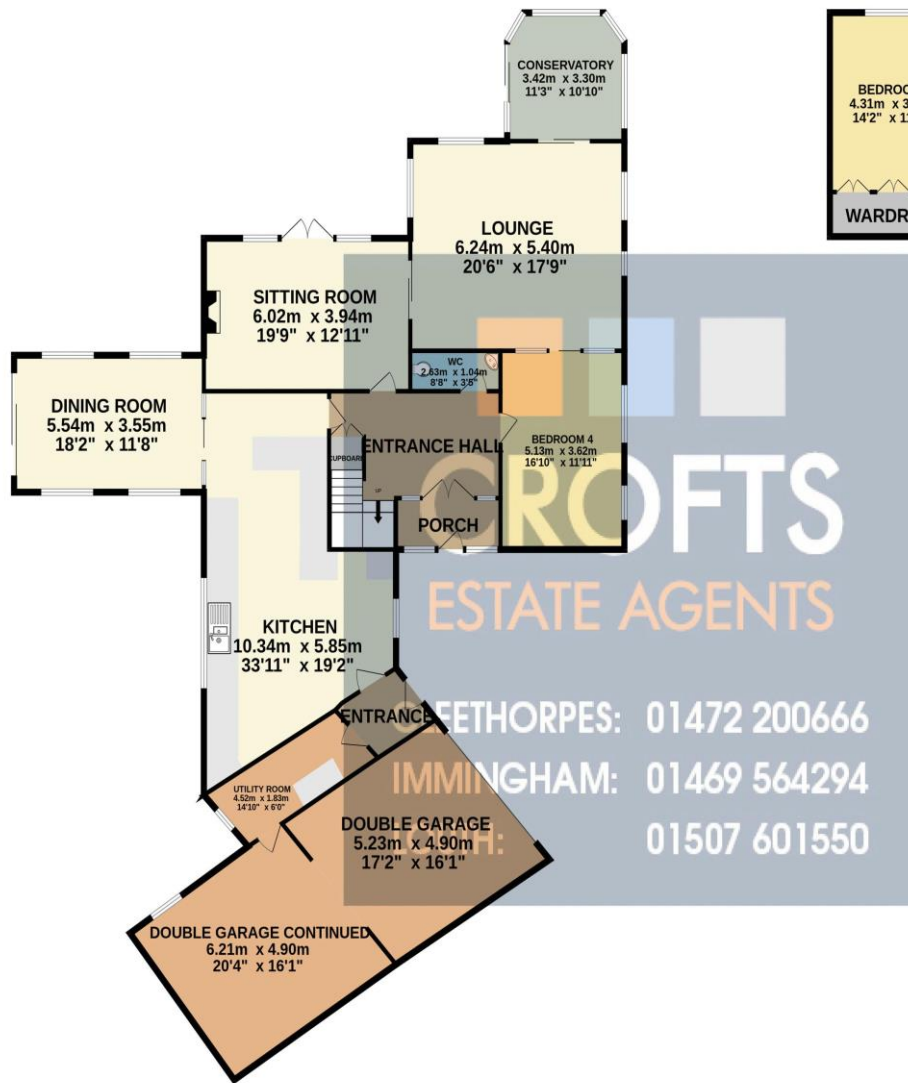


**OPEN 7 DAYS A WEEK**

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  
233.0 sq.m. (2507 sq.ft.) approx.

1ST FLOOR  
70.8 sq.m. (762 sq.ft.) approx.



**CROFTS**  
ESTATE AGENTS

LETHBRIDGE: 01472 200666

IMMINGHAM: 01469 564294

01507 601550

TOTAL FLOOR AREA: 303.7 sq.m. (3269 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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