



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



Louth Road

Grimsby
DN36 4PP

Offers in the Region Of
£360,000

Substantial Four-Bedroom Detached Family Home – New Waltham Crofts are delighted to bring to the market this substantial four-bedroom detached family home, situated on the edge of New Waltham and set on a generous plot approaching a quarter of an acre. Offering spacious and well-proportioned accommodation, this impressive property has been significantly improved by the current owners and is perfect for buyers seeking a ready-to-move-into home. The ground floor comprises a central reception hall, a spacious rear-aspect lounge, a formal dining room, a study/snug, a breakfast kitchen, utility room, and a modern wet room/WC. To the first floor, the landing provides access to four double bedrooms and a family bathroom. The master bedroom benefits from its own en-suite bathroom. Outside, the property boasts beautifully maintained gardens, which are a particular highlight. The extensive lawn is complemented by a variety

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



Entrance Hallway

Two uPVC double glazed windows, along with a composite entry door to the front elevation. Pleasantly decorated and having coving to the ceiling and offering tiled flooring. Central heating radiator. Tiled flooring.

Sitting Room

10' 6" x 11' 5" (3.213m x 3.478m)

A versatile space creating a second sitting room or potentially a fifth bedroom to the ground floor which would be ideal for an elderly relative or someone that cannot managed stairs especially with its close proximity to the ground floor shower room. uPVC double glazed bow window to the front elevation and further uPVC double glazed window to the side. Dado rail to the walls and beamed ceiling creating a focal point. Central heating radiator.

Shower Room

6' 5" x 6' 10" (1.945m x 2.079m)

This wet room styled shower room offers shower area with glass screen, wall mounted wash basin and a close coupled w.c. Tiling to the walls. uPVC double glazed window to the side elevation. Chrome effect central heating towel radiator.

Dining Room

15' 3" x 10' 11" (4.642m x 3.332m)

Yet another versatile reception room which is currently used as a formal dining room and offers a uPVC double glazed bow window to the front elevation. Borrowed light window to the hallway. Central heating radiator. Double doors through to the main living area.

Lounge

18' 9" x 17' 11" (5.720m x 5.459m) maximums

A spacious living area to the rear of the property which has a uPVC double glazed window to the side elevation and bi-folding doors to the rear aspect. Attractively presented along with coving to the ceiling and dado rail to the walls. Two central heating radiators. Electric fire with surround creating a focal point to the room.

Kitchen Diner

16' 5" x 11' 5" (4.998m x 3.482m)

A well portioned kitchen dining area which has uPVC double glazed windows to the rear and side elevations. The kitchen offers a good compliment of fitted wall and base units along with contrasting work surfacing with inset one and a half enamel sink and drainer. Splashback tiling. Integrated to the kitchen there is an eye level double oven, four ring electric hob with chimney extractor over and space to accommodate a larger styled fridge freezer. Central heating radiator.

Utility

6' 5" x 11' 4" (1.960m x 3.465m)

uPVC double glazed window and entry door to the side elevation. Offering wall and base units with work surfacing and stainless steel sink and drainer. Ideal wall mounted gas boiler. Plumbing and space for a washing machine and space for a tumble dryer.

First Floor Landing

Coving and loft access to the ceiling.

Bedroom One

14' 8" x 11' 7" (4.459m x 3.539m)

A lovely sized main bedroom with fitted wardrobes and having ensuite bathroom. The bedroom has a double glazed window to the rear elevation and offers laminate flooring. Central heating radiator.

Ensuite Bathroom

8' 2" x 8' 6" (2.499m x 2.579m)

uPVC double glazed window to the front elevation. Fitted with a close coupled w.c, vanity wash hand basin and panelled bath with screen and shower over. Tiling to the walls. Central heating radiator.

Bedroom Two

11' 3" x 11' 1" (3.433m x 3.367m)

uPVC double glazed window to the front elevation. Coving to the ceiling. Central heating radiator.

Bedroom Three

9' 9" x 9' 3" (2.981m x 2.830m)

uPVC double glazed window to the rear elevation. Central heating radiator. Coving to the ceiling. Fitted wardrobes with sliding doors.

Bedroom Four

9' 5" x 8' 3" (2.8736m x 2.509m)

uPVC double glazed window to the rear elevation. Central heating radiator. Coving to the ceiling.

Family Bathroom

8' 2" x 6' 6" (2.492m x 1.970m)

A lovely and stylish family bathroom with close coupled w.c, vanity wash hand basin and freestanding roll top and claw footed bath. Tiling to the walls. Storage cupboard. Central heating radiator. uPVC double glazed window to the front elevation.

Outside

Set on a plot of around 1/4 acre the property is screened from the front by an established hedge and gated access giving a great degree of privacy and security to the front. Gravelled driveway creating ample off road parking for multiple vehicles and leading down the side elevation through further gated access and onto the rear garden and double garage, all whilst providing even further parking. The rear garden again enjoys a great degree of privacy and maintains the sun throughout the day to different sections. The garden is majority lawned again with established hedges and shrubs and offers two patio areas.

Garage

21' 2" x 19' 4" (6.455m x 5.897m)

A large double garage with light and power and having two up and over doors to the front elevation. uPVC double glazed window and a side entry door.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services



GROUND FLOOR
94.4 sq.m. (1016 sq.ft.) approx.

1ST FLOOR
66.6 sq.m. (717 sq.ft.) approx.



CLEETHORPES: 01472 200666
IMMINGHAM: 01469 564294
LOUTH: 01507 601550

TOTAL FLOOR AREA: 161.0 sq.m. (1733 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 6/2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 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 enquiries, 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.