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Priors Close

New Waltham
DN36 4QZ

Offers in the Region Of
£397,500

Luxurious Five-Bedroom Family Home This stunning, immaculately presented five-bedroom house is the epitome of luxury living. With a deceptively large interior, this property has been extended to the rear with a £100,000 investment, creating an open-plan living space that is truly exceptional. The Haagenzen breakfast kitchen is a highlight, featuring granite worktops, splashbacks, and top-line Bosch appliances. The property boasts a beautiful entrance hall, separate lounge, cloakroom, utility room, and a versatile ground floor bedroom or study. The master bedroom suite is a serene retreat, complete with an en-suite and fitted Haagenzen wardrobes. Upstairs, three more double bedrooms and a family bathroom provide ample space for family members. The rear gardens are a haven, with manicured lawns, patio areas, Astro grass, a pergola, and covered outdoor living space. A timber shed that provides additional storage. The front driveway.

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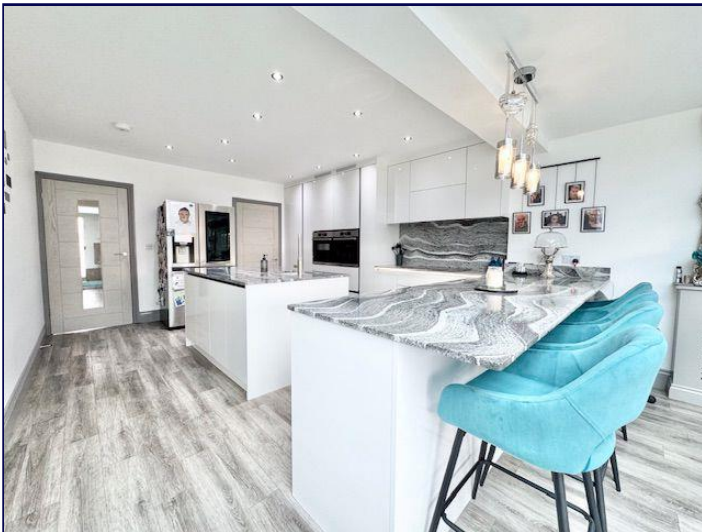
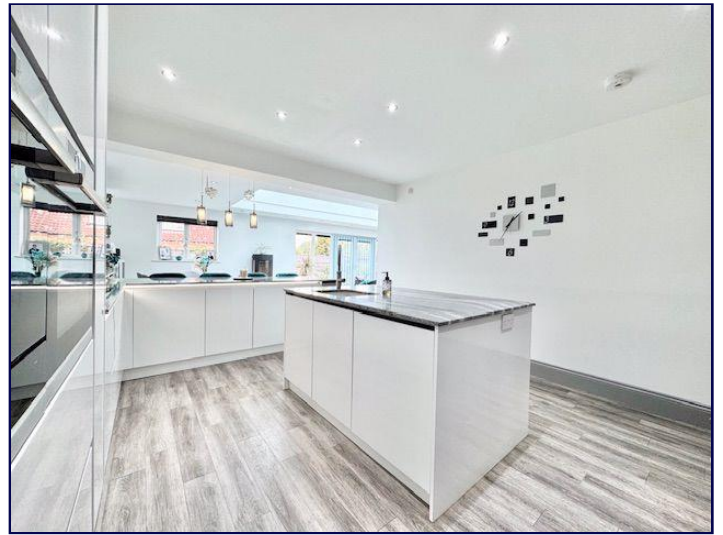
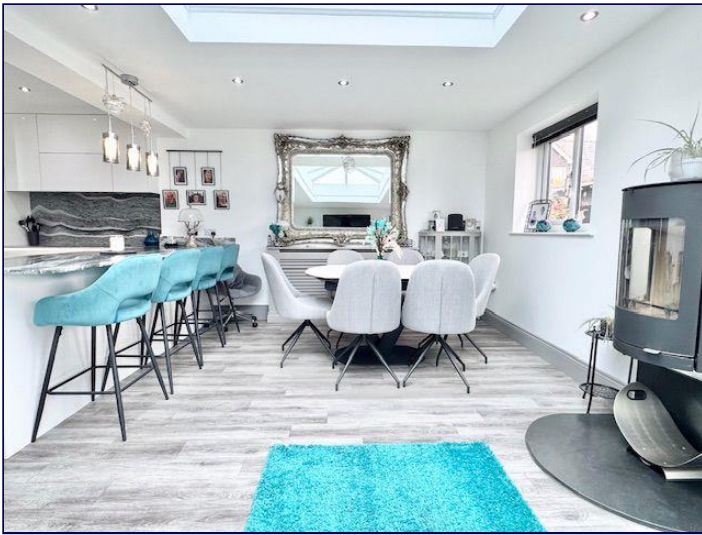
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Entrance hall

16' 11" x 9' 8" (5.15m x 2.95m)

This impressive entrance hall sets the tone for a stylish and functional home. With stairs leading to the first floor accommodation, the space is both welcoming and practical. A cleverly designed Haagensen fitted sliding storage unit under the stairs provides ample room for storing shoes, coats, and other essentials. The entrance is bright and airy, thanks to the uPVC frosted door and side window at the front, which allows natural light to flood in. The grey wood effect Amtico flooring adds a touch of sophistication, while the white decor extending to coving creates a sense of brightness and elegance. Two ceiling lights illuminate the space, and a radiator provides warmth and comfort. This well-designed entrance hall is the perfect introduction to this beautiful home.

Lounge

19' 10" x 17' 2" (6.05m x 5.22m)

This impressive lounge is a serene retreat, offering a perfect space to relax and unwind. Measuring over 24m², this separate lounge is flooded with natural light, courtesy of the walk-in uPVC bay window to the front and additional uPVC window to the side. Blinds provide stylish shading and control. The lounge's interior is beautifully presented, with cream carpet and decor that extends to coving, creating a sense of elegance. A focal point of the room is the open fireplace, which has been thoughtfully updated with a log burner, adding warmth and ambiance to the space. This lounge is the

perfect spot to enjoy a good book, entertain friends, or simply bask in the warmth and comfort of your home. Its spacious size and stylish features make it an ideal space to suit a variety of lifestyles and preferences.

Cloakroom

5' 5" x 2' 9" (1.64m x 0.84m)

This beautifully presented cloakroom is a testament to modern design and functionality. Featuring a matching white WC and vanity sink, the space has been recently upgraded with a striking fully tiled grey wall, complemented by decorative pattern tiles that add a touch of elegance. The wood effect Amtico flooring brings warmth to the space, while a radiator with cover ensures a comfortable temperature. A ceiling light provides bright illumination, and an extractor fan ensures good ventilation. This stylish cloakroom is a practical and welcoming space for guests, and its modern design makes it a great addition to the home.

Bedroom five / Study

10' 11" x 9' 9" (3.34m x 2.98m)

This versatile ground floor room offers a multitude of uses, making it the perfect space for a separate snug, bedroom, or study. The room features fitted sliding mirror wardrobes, providing ample storage for clothes or office supplies. With a uPVC window to the front, the room is filled with natural light, and fitted blinds provide stylish shading. The cream carpet and decor create a calming atmosphere, while the ceiling light and radiator ensure the space

is both bright and warm. This flexible room is ideal for anyone looking for a quiet workspace, a guest bedroom, or a cozy retreat. Its adaptable nature makes it a fantastic addition to this home.

Kitchen breakfast area

15' 3" x 13' 2" (4.65m x 4.02m)

Luxurious Kitchen and Breakfast Room This stunning kitchen is the heart of the home, forming part of a £100,000 extension that seamlessly integrates kitchen, breakfast, living, and dining areas. The beautifully crafted Haagensen fitted kitchen boasts clever storage solutions, white soft-close high-gloss units, granite worktops, and matching splashbacks, all expertly fitted on two sides of the room. A spacious island unit and breakfast bar provide ample space for food preparation and casual dining. The kitchen is equipped with top-of-the-range Bosch appliances, including a 5-ring induction hob with extractor, dual eye-level ovens (one a microwave and plate warmer), and a dishwasher. A large American fridge freezer is potentially included in the sale with instant ice and a Prosecco fridge add a touch of luxury. A Quooker tap provides instant hot water, perfect for coffee or a lively evening. The open-plan design flows seamlessly into the living and dining area, with a large breakfast bar seating four. The room is beautifully lit with mood lighting on the units, ten downlights, and three pendants over the breakfast bar. The stylish Antico grey wood-effect flooring and white decor completes this stunning kitchen and breakfast room, perfect for entertaining and everyday living.

Living and dining area

11' 8" x 29' 11" (3.55m x 9.13m)

This vast open-plan extension seamlessly connects to the stunning breakfast kitchen, creating an impressive 33m² of extra accommodation. The room is flooded with natural light, courtesy of a striking lantern-style uPVC window to the roof, supplemented by five additional uPVC windows and uPVC French doors that lead out to the beautiful rear garden, all fitted with stylish blinds. The interior features stylish Amtico grey wood-effect flooring and crisp white decor, perfectly complemented by no less than 16 downlights that provide ample illumination. To keep the space warm and cozy, radiators are strategically placed throughout the room. A luxurious £5,000 log burner fitted to the wall adds an extra layer of warmth and ambiance, making this extension the perfect spot to relax and entertain.

Utility room

5' 4" x 7' 2" (1.62m x 2.18m)

This essential utility room is a must-have for any modern home, providing a dedicated space for household chores and storage. The room features a range of cream wall and base units with wood effect worktops, offering ample space for a washing machine and dryer. A stainless steel sink with drainer adds functionality, while the crisp white decor and stylish grey wood-effect Amtico flooring create a bright and welcoming atmosphere. The room is well-appointed with a ceiling light, radiator, and a frosted uPVC door that leads out to the side garden, providing convenient access. This practical utility room is the perfect solution for keeping household chores organized and out of sight, making it a valuable addition to this home.

Bedroom One

13' 7" x 11' 2" (4.15m x 3.40m)

This beautifully reconfigured master bedroom, created as part of the extension, offers a serene and stylish retreat. The room features fitted Haagensen high-gloss wardrobes along one wall, providing ample storage for clothing and accessories. A uPVC window to the side allows natural light to flood in, with fitted blinds for effortless shading. The room's décor is tasteful and understated, with grey carpet and crisp white walls that extend to the coving, creating a sense of brightness and elegance. A radiator ensures a comfortable temperature, while a ceiling light provides ample illumination. This lovely master bedroom is the perfect place to unwind and relax, offering a tranquil escape from the stresses of everyday life.

En suite

9' 2" x 6' 2" (2.80m x 1.89m)

This generously proportioned en-suite shower room is a haven of relaxation and tranquility. Featuring a spacious wet room floor and walk-in shower with sleek glass screen, the room is designed to provide a spa-like experience. A stylish vanity sink and WC complete the facilities. The room's décor is modern and sophisticated, with grey splashback tiling and crisp white decor that creates a sense of calm. The grey tiled floor adds a touch of elegance, while the white towel radiator provides warmth and style. A light tunnel floods the room with natural daylight, creating a bright and airy atmosphere. Additional lighting includes a fitted mirror with light and downlights, ensuring the room is perfectly illuminated. This beautiful en-suite shower room is the perfect retreat after a long day, offering a peaceful and rejuvenating space to unwind.

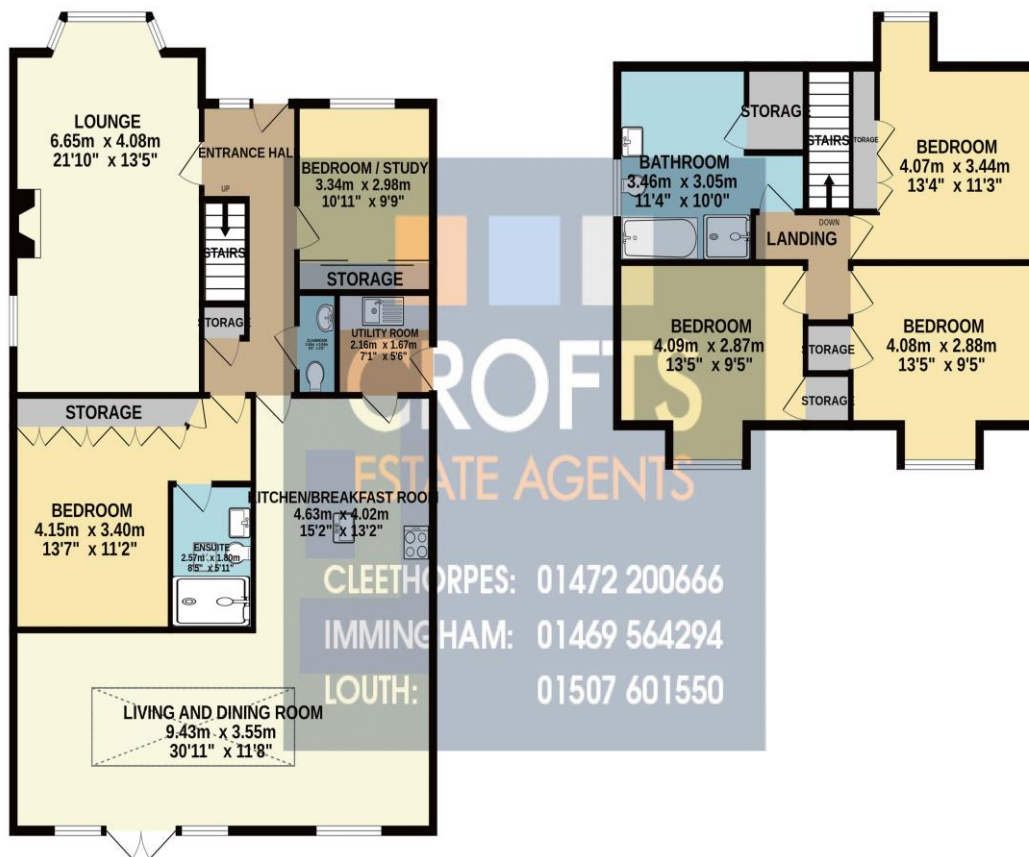
Stairs and landing

A straight staircase from the hall has neutral decor and carpet and



GROUND FLOOR
121.3 sq.m. (1306 sq.ft.) approx.

1ST FLOOR
61.1 sq.m. (657 sq.ft.) approx.



TOTAL FLOOR AREA: 182.4 sq.m. (1963 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		
81-91	B		83 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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