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Pretymen Crescent, New Waltham



When it comes to
property it must be


lovelle



£235,000



Situated in the desirable village of New Waltham, this detached bungalow offers an excellent opportunity for those seeking a home in a prime residential location. The property has been thoughtfully renovated by the current owners, featuring a newly

Key Features

- Three Bedroom Detached Bungalow
- Sought After Village Location
- New Fitted Kitchen
- New Worcester Boiler
- Electrical Rewire
- New Upvc Windows and Doors
- Wet Room
- New Alarm System
- Detached Garage & Off Road Parking
- NO CHAIN
- EPC rating C
- Tenure: Freehold





Situated in the desirable village of New Waltham, this detached bungalow offers an excellent opportunity for those seeking a home in a prime residential location. The property has been thoughtfully renovated by the current owners, featuring a newly fitted kitchen complete with an electric oven, gas hob, and extractor canopy, alongside a recently installed 'Worcester' gas boiler and updated shower and WC. The bungalow has been fully replastered and rewired, providing a fresh, modern foundation, while the absence of floor coverings allows the new owners to customise the space to their own taste.

Inside, the accommodation comprises a welcoming storm porch leading to the entrance hall, a spacious living room to the rear with a large window offering views of the garden and open fields beyond. The kitchen, also positioned at the rear, is fitted with stylish neutral shaker cabinets and complementary work surfaces. There are three generously sized bedrooms, alongside a wet room and separate WC.

Benefiting from gas-fired central heating and uPVC double glazing, the property is set within well maintained, low-maintenance gardens. Driveway leading to detached garage with newly fitted roof. Its serene rear outlook over open fields enhances the appeal of this inviting home.

Offered for sale with no forward chain, this bungalow presents a wonderful opportunity to create a personalised home in a sought-after setting.

Entrance Hall

Lounge

3.32m x 5.11m (10'11" x 16'10")

Kitchen

3.02m x 4.05m (9'11" x 13'4")

WC

2.2m x 0.94m (7'2" x 3'1")

Bedroom

3.18m x 4.12m (10'5" x 13'6")

Bedroom

2.7m x 3.47m (8'11" x 11'5")

Bedroom

2.4m x 3.13m (7'11" x 10'4")

Wet Room

2.16m x 2.16m (7'1" x 7'1")

Location

New Waltham is a highly regarded village situated on the outskirts of Grimsby. This popular village offers a variety of local shops and has a regular bus service to Grimsby and Cleethorpes. Well regarded local schools. Good commuting point for Humber bank industries, A180/M180, Louth and Lincoln.

Broadband Type

Standard 8Mbps (download speed) 0.9Mbps (upload speed) Ultrafast 1000 Mbps (download speed) 100 Mbps (upload speed)

Council Tax Information

The Council Tax Band for this property is C. This information was obtained in September 2024 and is for guidance purposes only. Purchasers should be aware that the banding of the property could change if information is brought to light that makes it clear to the Valuation Office Agency that an error was made with the original allocation. additionally, there may be circumstances when the Council Tax can be altered on change of ownership. All interested parties are advised to make their own enquiries. See www.gov.uk/council-tax-bands

Services

All mains services are led to be available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services.

Mortgage and Solicitors

Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.



Energy Performance Information

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Agents Note

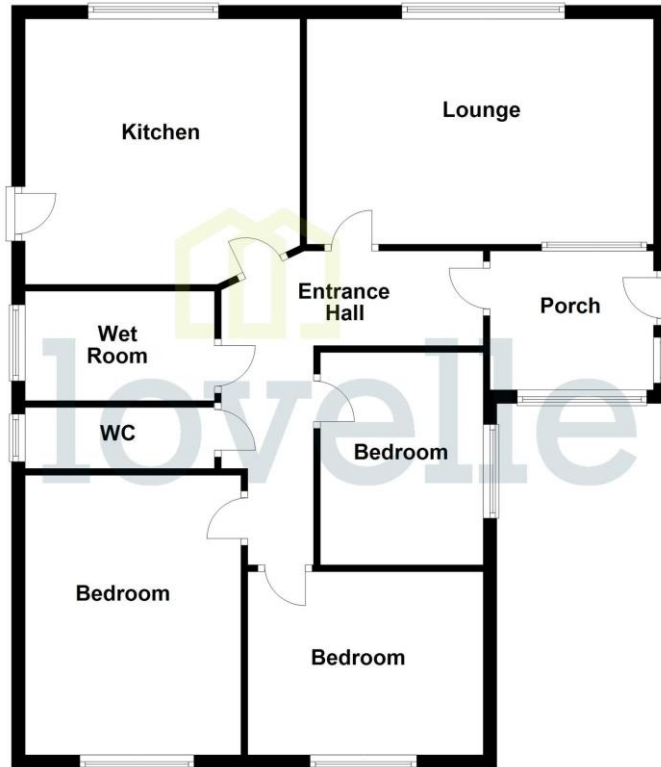
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These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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