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£278,000

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Property Introduction

Early viewing is highly recommended on this beautifully presented and deceptively spacious four-bedroom semi-detached dormer bungalow, situated within one of the area's most desirable and sought-after residential locations. Offering versatile accommodation ideal for families, those seeking multi-generational living, or buyers looking to downsize without compromising on space, this superb home is ready to move straight into. Benefitting from gas central heating and uPVC double glazing throughout, the well-planned accommodation briefly comprises an inviting entrance hallway, a spacious lounge, a stylish dining kitchen, a generous ground floor double bedroom, a modern shower room, an inner hall currently utilised as a study area, and a delightful sun room overlooking the rear garden. To the first floor are three further well-proportioned bedrooms and an additional shower room, providing excellent flexibility for modern family living. Outside, the property continues to impress with attractive, well-maintained gardens, ample off-road parking and a detached garage. The sunny rear garden has been thoughtfully landscaped for low-maintenance enjoyment, featuring an artificial lawn, generous patio, pergola and established shrubs, creating the perfect setting for outdoor entertaining, family gatherings and alfresco dining throughout the warmer months.

Entrance Hallway

With composite entry door to the front aspect the hallway is pleasantly presented and has a central heating radiator. Coving to the ceiling.

Lounge

15' 0" x 10' 11" (4.57m x 3.34m)

Offering uPVC double glazed window to the front elevation. Coving to the ceiling. Gas fire with surround which was installed in the past 12 months. Central heating radiator. Sliding doors which open through to the inner hall/study area.

Hall/Study

9' 3" x 11' 2" (2.82m x 3.41m)

Staircase leading to the first floor and having ample built in storage beneath. Coving to the ceiling. Column radiator. Built in office area with desk and storage unit.

Sun Room

9' 6" x 10' 9" (2.90m x 3.28m)

With thermo roof enabling all year round use, this lovely sun room has uPVC double glazed doors out to the garden. Column radiator, along with a separate electric radiator for those cooler summer evenings.

Kitchen

24' 3" x 10' 8" (7.40m x 3.26m)

A superb open-plan kitchen/diner, beautifully designed to create the true heart of the home and perfectly suited to modern family living and entertaining. The kitchen is fitted with an extensive range of attractive wood-effect wall and base units complemented by contrasting work surfaces and stylish tiled splashbacks. A range-

style cooker with stainless steel extractor hood forms an impressive focal point, whilst space for appliances include space for a dishwasher, washing machine and with additional space for an American-style fridge freezer. The generous worktop space, inset sink overlooking the rear garden, under-cabinet lighting and recessed ceiling spotlights combine to create a practical yet inviting environment. Flowing seamlessly into the dining area, there is ample space for a family dining table, making it ideal for everyday living, social gatherings and entertaining guests. Large windows and the open-plan layout allow an abundance of natural light to flood the space, creating a bright and welcoming atmosphere throughout. Central heating radiator.

Bedroom 2

12' 9" x 10' 8" (3.89m x 3.25m)

A generous and beautifully presented double bedroom, ideally positioned on the ground floor, making it perfect for guests, multi-generational living or those seeking single-level accommodation. The room enjoys a bright large bay window allowing plenty of natural light to flood the space, while the feature panelled accent wall creates an attractive focal point. Offering ample space for a king-size bed and a full range of bedroom furniture, the room is finished in neutral décor with soft carpeting, creating a warm and relaxing retreat. Central heating radiator.

Shower Room

5' 4" x 6' 7" (1.63m x 2.00m)

A well-appointed and practical ground floor shower room, ideal for guests or those requiring level-access facilities. The room features a generous walk-in shower enclosure, white WC and a white vanity unit with an inset basin, chrome mixer tap, and ample storage beneath. The room is finished with partial neutral-toned ceramic wall tiles, wood-effect flooring, and white woodwork. A large window provides natural light and ventilation, while discreet white grab rails add to the room's accessibility. A chrome heated towel rail and useful shelving complete this functional and bright shower room. Perfect for modern family living or as a convenient downstairs bathroom.

First Floor Landing

With central heating radiator, the landing provides access to the three remaining bedrooms and the second shower room.

Bedroom 1

13' 8" x 16' 6" (4.17m x 5.03m)

Neutrally decorated and having uPVC double glazed window to the front. Central heating radiator. Storage cupboard.

Bedroom 3

8' 5" x 11' 7" (2.57m x 3.53m)

uPVC double glazed window. Central heating radiator. Built in storage cupboard/wardrobe.

Bedroom 4

8' 5" x 11' 4" (2.57m x 3.45m)

Double glazed window. Central heating radiator. Built in cupboard housing the gas boiler which is was installed around 3 months ago and has a ten year warranty.

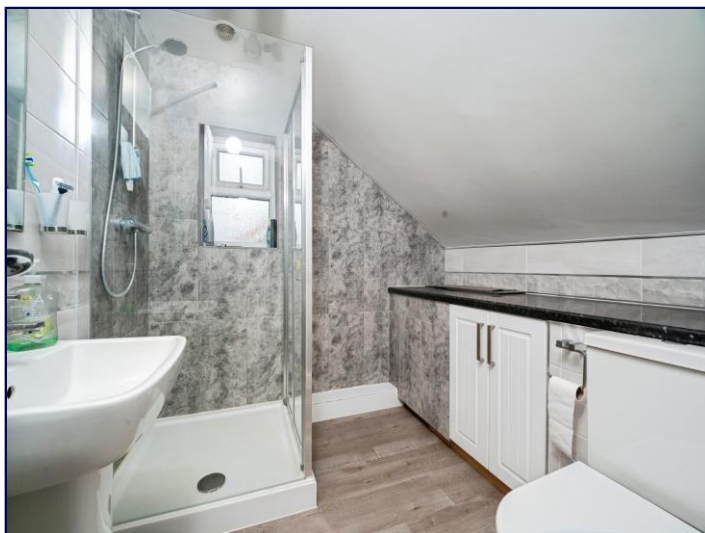
Shower Room 2

10' 6" x 7' 6" (3.21m x 2.29m)

A stylish and contemporary first-floor shower room with a sleek, modern finish. This bright and spacious room features a generous walk-in shower enclosure with a frameless glass screen, powerful rainfall shower head, and additional handheld attachment. The room is fitted with a white WC and a white ceramic basin with modern chrome taps, set upon a sleek dark countertop with white cabinetry beneath for ample storage. The room benefits from attractive large-format grey marble-effect wall tiles, wood-effect flooring, and a useful window providing natural light and ventilation. The vaulted/sloped ceiling adds character while maintaining good head height in the main areas. This well-presented shower room offers a high-quality, easy-to-maintain finish that would appeal to modern buyers.

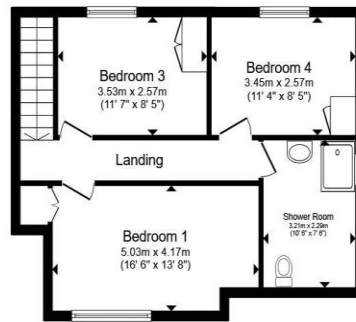
Outside

Front Garden This attractive property enjoys excellent kerb appeal with a well-maintained front garden featuring a generous lawn, mature shrubs and colourful planting. A wide driveway provides ample off-road parking, leading to the detached garage. **Rear Garden** The rear garden is a particular highlight – a spacious, private and beautifully presented outdoor space, ideal for family living and entertaining. It boasts a large expanse of immaculate artificial lawn, perfect for children and low-maintenance year-round use. A substantial paved patio area provides plenty of space for outdoor dining and seating, with a useful raised section adjacent to the conservatory. Additional features include a timber pergola, and various established borders with flowering plants and shrubs. Fully enclosed by fencing for privacy, this generous south-facing rear garden offers a wonderful balance of lawn, terrace, and planted areas – a true extension of the living space.





Ground Floor



First Floor

Total floor area 134.3 m² (1,445 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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