



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

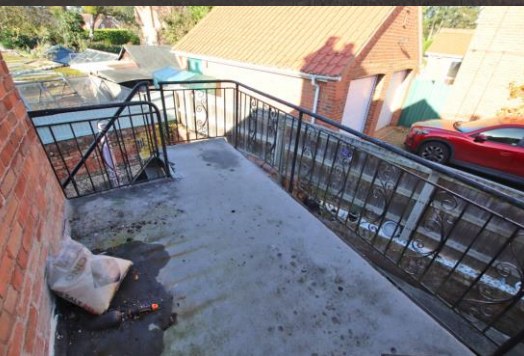
CLEETHORPES  
01472 200666

IMMINGHAM  
01469 564294

LOUTH  
01507 601550

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

*Please note that only part of the building shown is for sale*



## Church Lane

Waltham  
DN37 0ES

£90,000

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LOUTH: 3 Market Place, Louth, LN11 9NR

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### Property Introduction

Crofts are bringing to the market this well proportioned first-floor flat which is set in a well-established and highly regarded location, close to both the village centre and the church. Forming the upper level of an end-terrace cottage, it has been thoughtfully converted to create a pleasant space suitable for a variety of buyers. Ready for that next occupier to place their own stamp, the property does retain some of the character and appeal of the original building. The property offers generous proportions throughout, with gas-fired central heating. The accommodation comprises external entrance balcony, large enough to comfortably accommodate seating and provide an outdoor spot without the need for any garden maintenance. The accommodation comprises entrance hallway, well proportioned lounge, dining kitchen, bathroom and double bedroom. Offered for sale with no chain on the vendors side, this is a rare opportunity to acquire a characterful first-floor flat in a sought-after setting. Early viewing is strongly advised.

### Entrance Balcony

Leading up from a metal staircase from the rear, the balcony offers a large enough area to enable a couple of seats for those wishing to do so.

### Hallway

Single glazed entry door to the front elevation. Loft access to the ceiling. Central heating radiator.

### Lounge

16' 8" x 13' 2" (5.078m x 4.008m)

A well proportioned living space with sash window to the front elevation. Picture rail to the walls. Wooden flooring. Storage cupboard. Open fire with cast iron surround. Central heating radiator.

### Kitchen/Diner

12' 2" x 13' 7" (3.713m x 4.129m)

Another well proportioned room offering window to the rear elevation. With a range of wall and base units with contrasting work surfacing with inset sink and drainer. Gas cooker point. Plumbing for a washing machine. Storage cupboard. Central heating radiator. Fitted shelving.

### Bedroom One

11' 11" max x 13' 4" (3.634m x 4.067m)

Offering sash window to the front elevation. Central heating radiator. Picture rail to the walls. Cast iron decorative fire surround.

### Bathroom

8' 11" x 7' 6" (2.729m x 2.291m)

With single glazed window and being equipped with a panelled bath with shower over, w.c and pedestal wash hand basin. Splashback tiling. Central heating radiator. Storage cupboard.

### Outside

The property has a right of way access to the rear allowing access to the stairwell to the first floor balcony.

### Tenure

Believed to be Leasehold, 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.

### Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

### Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

### Council Tax Information

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

### Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

### Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

### Mortgage and Financial Advice

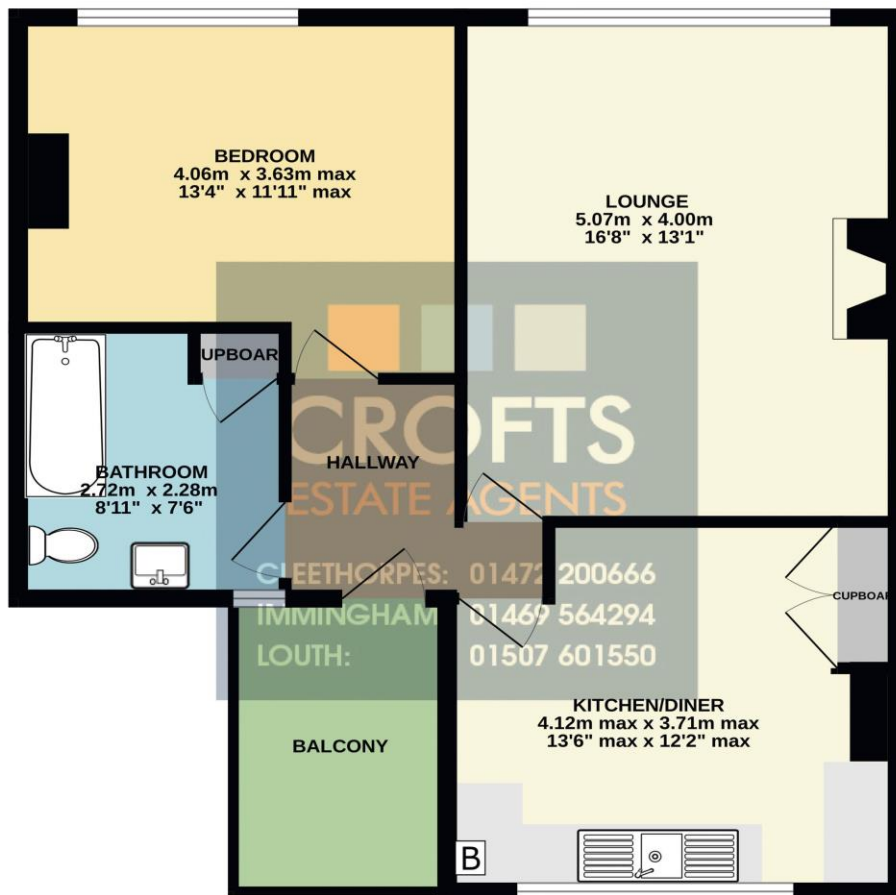
With access to a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

**Forge Financial Solutions** will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

*STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN*



FIRST FLOOR  
57.8 sq.m. (622 sq.ft.) approx.



TOTAL FLOOR AREA: 57.8 sq.m. (622 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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