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Lytham Drive

Waltham
DN37 0DG

Offers in the Region Of £240,000

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Property Introduction

This charming three-bedroom detached bungalow is situated on the highly sought-after Lytham Drive in the desirable village of Waltham. Offered for sale with no forward chain, this property presents an excellent opportunity for those seeking a smooth and efficient purchase. The well-proportioned accommodation features a welcoming entrance hall leading into a spacious lounge, perfect for relaxation. To the rear, the open-plan kitchen-diner offers a practical and social space for family meals, flowing naturally into a bright conservatory that overlooks the private rear garden. The property boasts three versatile bedrooms, providing ample space for a growing family or those needing a dedicated home office. A modern family bathroom serves the household. Externally, the bungalow occupies a generous plot with beautifully maintained gardens to both the front and rear. A private driveway provides off-road parking for multiple vehicles and leads to a detached garage. Located within easy reach of Waltham's excellent local amenities, highly regarded schools, and transport links, viewing is highly recommended.

Entrance Hall

Entering through the porch reveals access to the loft, two radiators and laminate flooring.

Lounge

21' 11" x 11' 0" (6.67m x 3.35m max)

The lounge has dual aspect windows to the side and rear elevation, coving to the ceiling, a radiator and a carpeted floor.

Conservatory

15' 11" x 10' 3" (4.86m x 3.13m)

The conservatory has windows and French doors to the rear garden and a tiled floor. There is also a door to the garage.

Kitchen/Diner

19' 3" x 9' 9" (5.87m x 2.96m)

The kitchen-diner has dual aspect windows to the side and front elevation, a radiator and laminate flooring. There is also a range of fitted units with a sink and drainer, plumbing for a washing machine and dish washer and an electric oven and gas hob with an extractor over.

Bedroom One

11' 5" x 11' 10" (3.48m x 3.60m)

Bedroom one has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

Bedroom Two

10' 5" x 11' 11" (3.18m x 3.62m)

Bedroom two has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor.

Bedroom Three

8' 10" x 8' 4" (2.69m x 2.53m)

Bedroom three has a window to the side elevation, coving to the ceiling, a radiator and a carpeted floor.

Bathroom

6' 7" x 5' 10" (2.00m x 1.78m)

The bathroom has an opaque window to the side elevation, fully tiled walls, a radiator and a tiled floor. There is also a WC, basin and a bath with an electric shower over.

Garage

19' 0" x 9' 3" (5.79m x 2.82m)

The garage has an up and over door, window and door to the rear and electrics.

Outside

With a driveway providing ample space for off road parking to the front. There is also an area with established shrubs. The rear garden has a lawn, established shrubs and a patio area ideal for alfresco dining, all enclosed by perimeter fencing.

Tenure

Believed to be Freehold, 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 C: To confirm council tax banding for this property please view the website 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 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.

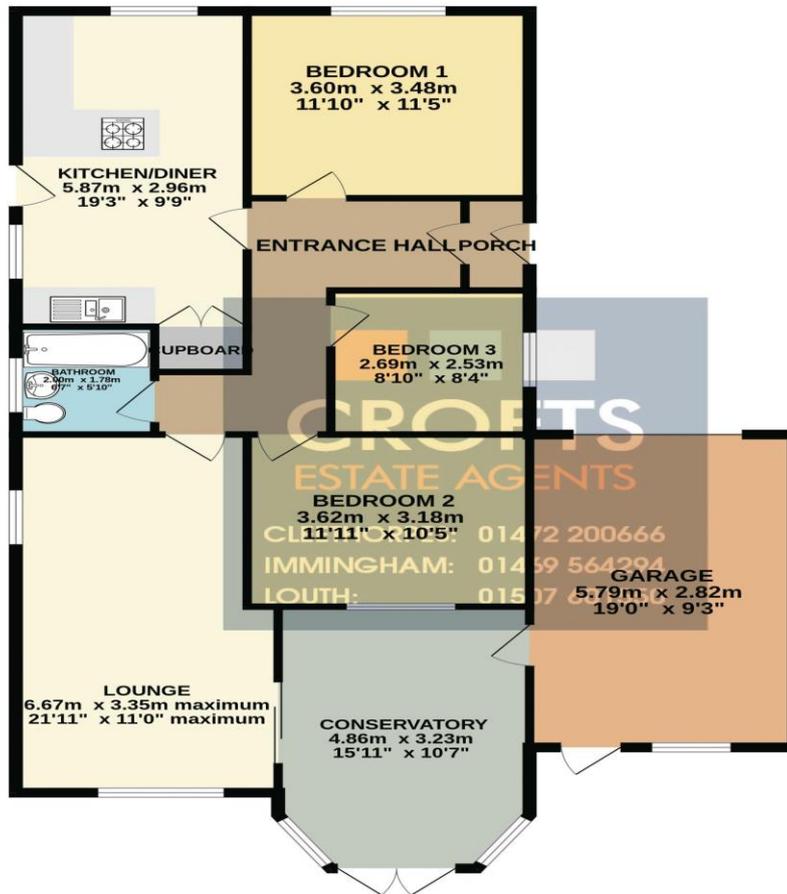
Mortgage and Financial Advice

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.



GROUND FLOOR
118.8 sq.m. (1279 sq.ft.) approx.



TOTAL FLOOR AREA : 118.8 sq.m. (1279 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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