



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



Toll Bar Avenue

New Waltham
DN36 4PW

Offers in the Region Of £190,000

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Property Introduction

Offered for sale with no forward chain, we are delighted to present to the market this beautifully presented three/four bedroom semi-detached dormer bungalow, ideally positioned within a quiet cul-de-sac in the highly regarded New Waltham area. This attractive home is ready to move straight into and benefits from gas central heating and uPVC double glazing throughout, offering comfortable and versatile living accommodation suited to a variety of buyers. The well-planned accommodation briefly comprises an inviting entrance hallway, a spacious bay-fronted lounge filled with natural light, a well-appointed kitchen, and a flexible dining room which could also serve as a fourth bedroom if required. The ground floor is further complemented by a bedroom and a family bathroom. To the first floor, the landing provides access to two further bedrooms. Recently decorated and carpeted. Externally, the property enjoys a pleasant frontage and a lovely sized rear garden, ideal for relaxing or entertaining. A driveway provides off-road parking and leads to a detached garage, adding further practicality. Properties in this desirable location rarely remain available for long, and early viewing is highly recommended to fully appreciate everything this wonderful home has to offer.

Entrance Hallway

Composite entry door and uPVC double glazed window to the side elevation. Staircase to the first floor with storage beneath. Central heating radiator.

Lounge

18' 7" into bay x 11' 5" (5.657m x 3.487m)
Tastefully presented and having walk in uPVC double glazed bay window to the front elevation. Covings and roses to the ceiling. Central heating radiator. Electric fire and surround.

Sitting/Dining or Potential Bedroom

13' 5" x 11' 0" (4.083m x 3.353m)
A versatile space that could be utilised as a sitting/dining room or in fact could make a nice sized bedroom. uPVC double glazed French doors to the rear elevation. Covings and roses to the ceiling. Central heating radiator.

Kitchen

7' 9" x 11' 1" (2.354m x 3.377m)
The kitchen offers a good range of fitted wall and base units with contrasting work surfacing with inset stainless steel sink and drainer. Integrated eye level oven and a four ring gas hob. Splashback tiling. Plumbing for a washing machine and space to accommodate a larger styled fridge freezer. Central heating radiator. Ideal Logic gas boiler. uPVC double glazed windows to the side and rear elevations. uPVC double glazed rear entry door.

Bathroom

6' 4" x 6' 10" (1.928m x 2.081m)
The modern bathroom offers a uPVC double glazed window to the side elevation and is fitted with a P-shaped shower bath with

screen and shower over, wash basin and w.c set into a modern unit. Tiling to the walls. Fitted extractor fan. Chrome central heating towel radiator.

Bedroom One

7' 11" x 10' 9" (2.423m x 3.283m)

Coving and rose to the ceiling. uPVC double glazed window to the front elevation. Central heating radiator.

First Floor Landing

Central heating radiator and having useful storage cupboard.

Bedroom Two

10' 11" x 10' 3" (3.333m x 3.126m) maximum points

uPVC double glazed window to the front elevation. Central heating radiator. Access to the eaves.

Bedroom Three

9' 2" x 11' 0" (2.789m x 3.359m)

uPVC double glazed window to the rear elevation. Central heating radiator. Access to the eave storage.

Outside

To the front the garden is neatly presented with block paved driveway and pathway. A small raised bed with gravel finishes the front creating a pleasant focal point. To the rear the property benefits from a good sized rear garden with an expanse of lawn, two patio areas and all complemented with a range of established shrubs and plants. Detached garage and workshop/shed.

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 B: 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.

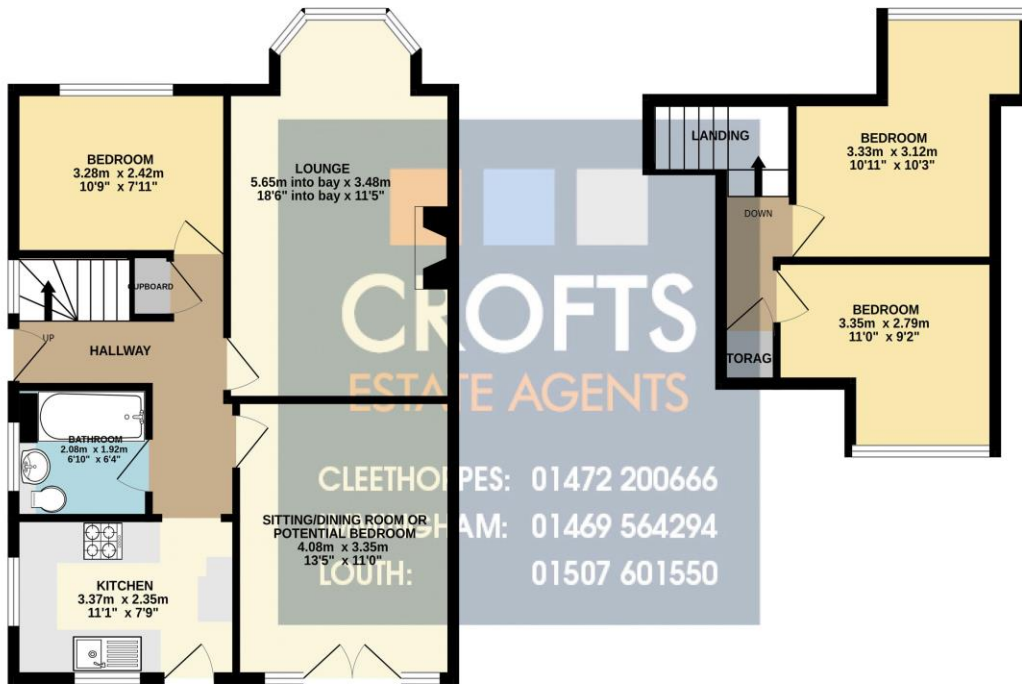
Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

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



GROUND FLOOR
59.6 sq.m. (641 sq.ft.) approx.

1ST FLOOR
23.6 sq.m. (254 sq.ft.) approx.



TOTAL FLOOR AREA: 83.2 sq.m. (896 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-measurement. 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.
Made with Metropix ©2026

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.