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CLEETHORPES
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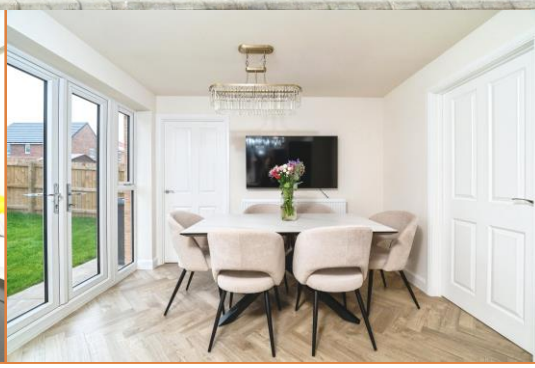
IMMINGHAM
01469 564294

LOUTH
01507 601550









Crew Gardens

New Waltham
DN36 4AT

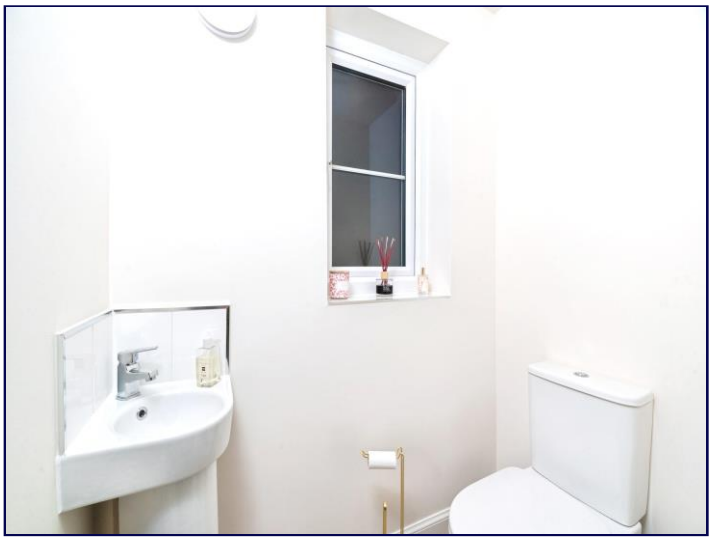
£275,000

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Property Introduction
Crofts Estate Agents are delighted to present to the market this simply stunning four bedroom detached family home, located on the highly sought-after modern development of Crew Gardens in the desirable village of New Waltham. Built to a high standard and benefiting from the remainder of its 10-year building warranty, this beautifully presented property offers spacious, contemporary living throughout and is perfectly suited to the needs of the modern family. Ideally positioned close to excellent local amenities, regular transport links and highly regarded schools, this is a home that truly needs to be viewed to be fully appreciated. The ground floor accommodation comprises a welcoming entrance hall, a spacious lounge, a superb open-plan kitchen-dining room ideal for family life and entertaining, a practical utility room and a convenient cloakroom/WC. To the first floor are four well-proportioned bedrooms, including a fantastic principal bedroom benefiting from its own stylish en-suite shower room. The remaining bedrooms are served by a modern family bathroom. Externally, the property continues to impress. To the front is a lawned garden alongside a block-paved driveway providing ample off-road parking and access to the detached garage. The enclosed rear garden enjoys a lawn and a generous patio seating area, creating the perfect space for outdoor entertaining and alfresco dining during the warmer months. Further benefits include energy-efficient solar panels, helping to reduce running costs and enhance the home's environmental credentials. A superb opportunity to acquire a turnkey family home in one of New Waltham's most desirable locations. Early viewing is highly recommended.

Entrance Hall
12' 2" x 6' 3" (3.70m x 1.90m)
The entrance hall reveals the stairs and a built in cupboard.

Lounge
15' 11" x 10' 7" (4.84m x 3.23m)
The lounge has a window to the front elevation, a radiator and a carpeted floor.

Kitchen/Diner
17' 2" x 10' 5" (5.23m x 3.17m)
The kitchen -diner has a window to the front elevation, French doors to the rear elevation and space for a dining table and chairs. There is also a superb fitted kitchen with integral appliances.

Utility room
5' 0" x 5' 0" (1.53m x 1.53m)
The utility room has a window to the rear elevation, fitted units and plumbing for a washing machine.

WC
5' 0" x 3' 8" (1.53m x 1.11m)
With an opaque window to the side elevation, a WC and basin.

Bedroom One
13' 5" x 10' 8" (4.10m x 3.25m)
Bedroom one has a window to the front elevation, a radiator and a carpeted floor.

Bedroom Two
12' 4" x 9' 1" (3.77m x 2.78m)
Bedroom two has a window to the rear elevation, a radiator and a carpeted floor.

Bedroom Three
11' 5" x 9' 11" (3.47m x 3.02m)
Bedroom three has a window to the front elevation, a radiator and a carpeted floor.

Bedroom Four
10' 3" x 9' 5" (3.13m x 2.88m)
Bedroom four has a window to the rear elevation, a radiator and a carpeted floor.

En-suite
6' 7" x 5' 11" (2.01m x 1.80m)
The en-suite has an opaque window to the front elevation and a modern suite with a WC, basin and a shower cubicle.

Bathroom
6' 9" x 6' 2" (2.05m x 1.89m)
The bathroom has an opaque window to the rear elevation and a modern suite with a WC, basin and a bath.

Garage
17' 1" x 9' 0" (5.20m x 2.74m)
The garage has an up and over door and electrics.

Outside

With a lawn to the front and a block paved driveway to the front. The rear garden is enclosed by perimeter fencing with a lawn and a patio area.

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.

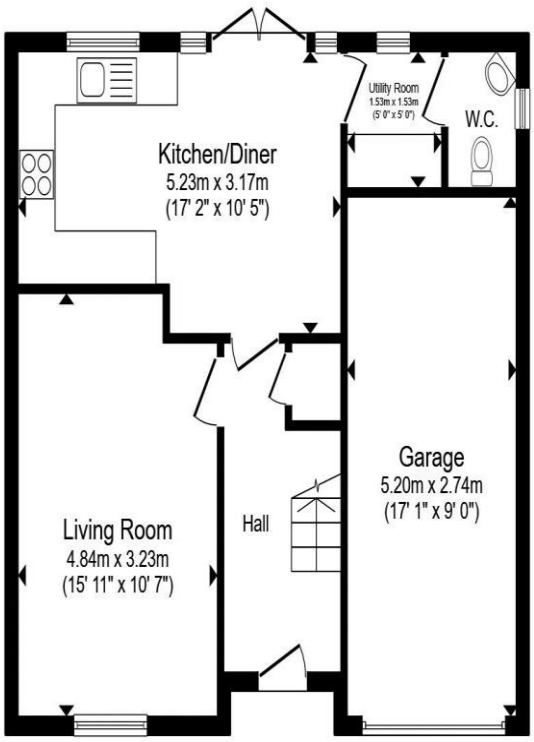
Broadband and Telecom Communications
Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

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

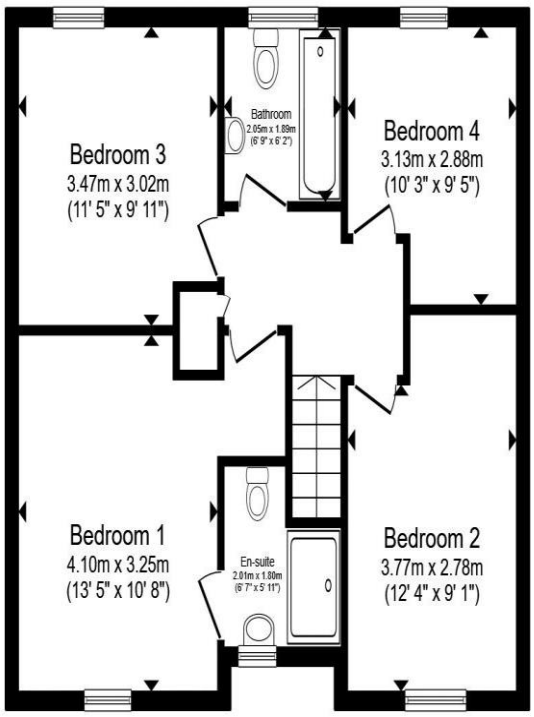
Viewings







Ground Floor

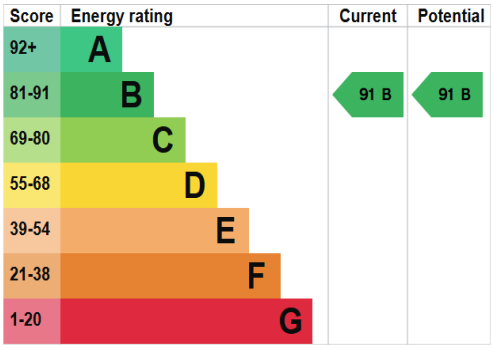


First Floor

Total floor area 118.4 m² (1,275 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

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MS/SEQ/8768/08.26