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36 Albery Way
New Waltham
DN36 4WF

Offers in the Region Of £375,000

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Property Description

Situated in the ever-popular village of New Waltham, this exceptional extended five-bedroom detached family home on Albery Way offers spacious, versatile accommodation finished to a superb modern standard throughout. Having been thoughtfully extended to the first floor, the property is perfectly suited to growing families seeking generous living space in a highly desirable location. The property enjoys excellent kerb appeal with a driveway providing ample off-road parking and access to the double garage. Stepping inside, a welcoming entrance hall leads to beautifully presented accommodation designed for modern family living. The ground floor features a spacious and comfortable lounge alongside a separate dining room, ideal for entertaining or family gatherings. At the heart of the home is the impressive kitchen-diner, fitted with a stylish range of contemporary units complemented by quality granite worktops, offering both practicality and a luxurious finish. A convenient ground floor WC completes the accommodation. The first-floor extension has transformed the home, creating five well-proportioned bedrooms. The generous principal bedroom benefits from a modern en-suite shower room, while the additional bedroom created by the extension also enjoys its own private en-suite, making it ideal for older children, guests or multi-generational living. The remaining bedrooms are

served by a contemporary family bathroom. Outside, the rear garden has been designed with entertaining in mind. A superb patio provides the perfect setting for outdoor dining and summer gatherings, while the large artificial lawn offers a low-maintenance space for children to play and families to enjoy all year round. Located close to excellent schools, local amenities and transport links, this outstanding home combines generous living space, modern finishes and a fantastic family-friendly layout, making it a property that simply must be viewed to be fully appreciated.

Entrance Hallway

Entering the property reveals coving to the ceiling, a radiator and LVT flooring.

WC

7' 9" x 4' 8" (2.36m x 1.43m)

With an opaque window to the side elevation, a radiator and vinyl flooring. There is also a WC and vanity basin with partially tiled walls.

Lounge

11' 9" x 18' 2" (3.58m x 5.53m)

The lounge has a window to the front elevation, French doors to the rear, coving to the ceiling, a radiator and a carpeted floor.

Dining Room

9' 7" x 11' 2" (2.93m x 3.41m)

The dining room has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor.

Kitchen/Diner

11' 5" x 18' 2" (3.47m x 5.53m)

The kitchen-diner has dual aspect windows to the side and rear elevation, a door to the side, a radiator and LVT flooring. There is also a modern fitted kitchen with Granite worktops and an island with a Granite top. There is also a sink and drainer, plumbing for a washing machine and integral appliances include a dish washer, fridge and range oven. There is also a space for a table and chairs.

First Floor Landing

The first floor landing has dual aspect windows to the front and side elevation, access to the loft, coving to the ceiling, a radiator and a carpeted floor.

Bedroom One

17' 6" x 16' 7" (5.33m x 5.05m)

Bedroom one has dual aspect windows to the front and side elevation, a radiator and laminate flooring. There are also fitted wardrobes.

En-suite

8' 4" x 4' 0" (2.53m x 1.21m)

The en-suite has a Velux window, a heated towel rail and a tiled floor. There is also a modern suite with a WC, vanity basin and a shower cubicle with a mains shower and complimentary tiling.

Bedroom Two

12' 8" x 11' 1" (3.86m x 3.39m)

Bedroom two has a window to the rear elevation, coving to the ceiling, a radiator and laminate flooring.

En-suite to bed 2

9' 1" x 5' 3" (2.78m x 1.59m)

The en-suite has an opaque window to the rear elevation, a heated towel rail and tiled walls and flooring. There is also a modern suite with a WC, vanity basin and shower cubicle with a mains shower.

Bedroom Three

11' 3" x 11' 1" (3.44m x 3.37m)

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

Bedroom Four

9' 2" x 11' 1" (2.80m x 3.39m)

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

Bedroom Five

8' 2" x 7' 0" (2.49m x 2.13m)

Bedroom five, currently used as an office has a window to the side elevation, coving to the ceiling, a radiator and a carpeted floor.

Bathroom

8' 8" x 6' 6" (2.65m x 1.98m)

The bathroom has an opaque window to the rear elevation, fully tiled walls, a heated towel rail and tiled floor. There is also a modern suite with a WC, vanity basin with Granite top and a corner bath with a glass screen and mains shower over.

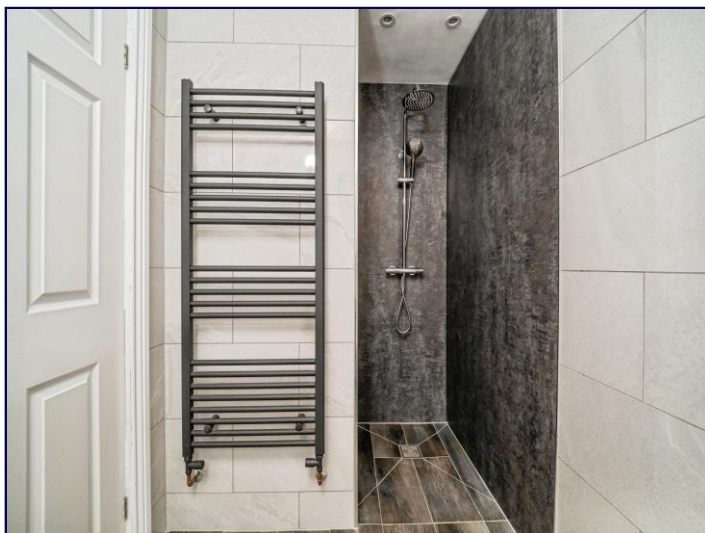
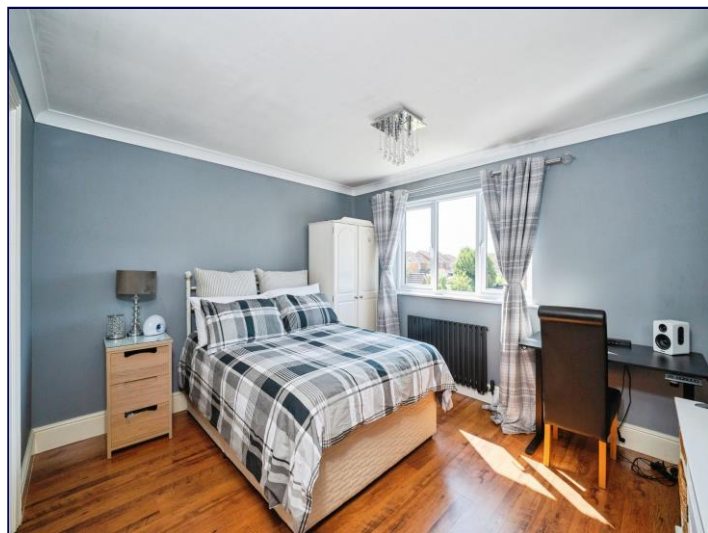
Double Garage

17' 0" x 18' 3" (5.17m x 5.55m)

With electric roller doors, a door to the rear garden and electrics.

Outside

With a tidy low maintenance front garden with established shrubs and a parking on the block paved driveway. A gate opens to the rear garden and reveals a superb space for entertaining. A fabulous feature patio space ideal for alfresco dining and a large area with artificial grass.



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 and all viewings are strictly by appointment only please.

Council Tax Information

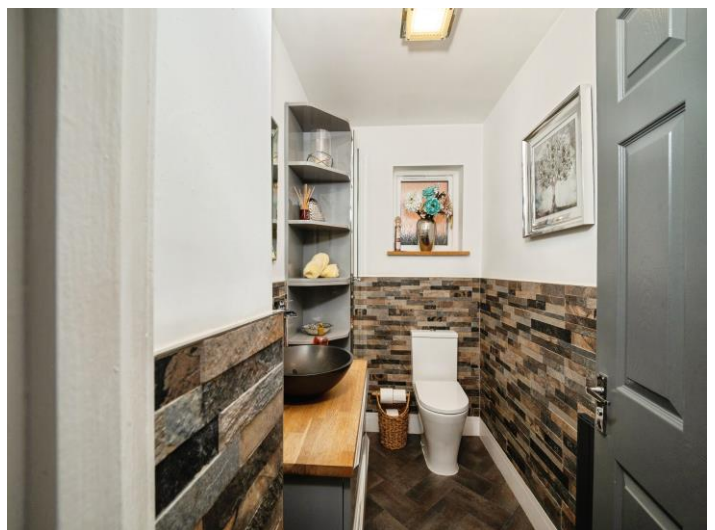
Band E: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

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.

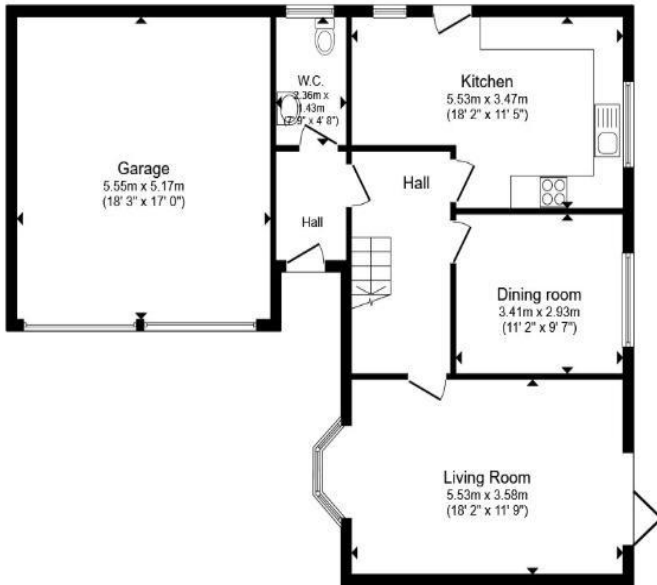




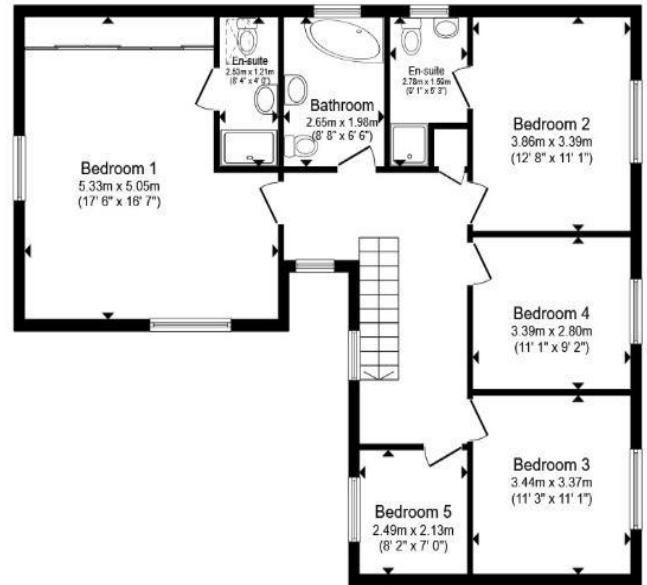
OPEN 7 DAYS A WEEK

Monday to Friday
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
11am to 2.00pm (Louth & Immingham closed)



Ground Floor



First Floor

Total floor area 185.9 m² (2,002 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

