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13 Newlyn Close
New Waltham
DN36 4GS

Offers in the Region Of £329,000

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes: cleethorpes@croftsestateagents.co.uk
Email: Immingham : immingham@croftsestateagents.co.uk
Email: Louth : louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk









Property Description
Crofts are delighted to bring to the market this truly lovely four-bedroom detached family home. Finished to an good standard throughout and beautifully presented both inside and out, this attractive home offers the perfect blend of contemporary style, spacious living and practical family accommodation. Benefitting from solar panels, gas central heating and uPVC double glazing, the property is designed for modern, energy-efficient living. The ground floor welcomes you with a spacious entrance hallway, cloakroom, elegant living room, and an impressive open-plan kitchen, dining and family space that forms the heart of the home. Perfect for entertaining or everyday family life, this superb area is complemented by a separate utility room for added convenience. To the first floor, the property continues to impress with four generously sized bedrooms, including a luxurious principal bedroom with its own stylish en-suite, together with a beautifully appointed family bathroom. Externally, the home enjoys immaculately maintained gardens, with the rear garden providing a superb space for relaxing and entertaining. Featuring a generous patio, manicured lawn and an attractive open-plan garden room, it creates the perfect setting for summer gatherings or simply unwinding outdoors. Properties of this calibre rarely remain available for long. Early viewing is highly recommended to fully appreciate the quality, space and lifestyle this exceptional home has to offer.

Entrance Hallway
Pleasantly presented and offering composite entry door to the front elevation. Central heating radiator. Staircase to the first floor.

Cloakroom
With uPVC double glazed window to the front elevation, the cloakroom is equipped with a w.c and wash hand basin. Splashback tiling. Central heating radiator.

Living Room
16' 4" x 11' 1" (4.99m x 3.39m)
A bright and welcoming lounge with soft lilac-painted walls, and crisp white coving. Large UPVC window fitted with white blinds floods the room with natural light. Soft grey carpet underfoot and a white panel radiator complete the clean, neutral backdrop. The focal point is an elegant white fireplace surround housing a modern chrome gas fire.

Kitchen/Dining/Living
19' 7" x 20' 0" (5.98m x 6.10m)
An impressive open-plan living space that seamlessly combines kitchen, dining and seating areas, finished in soft sage-green tones with light wood-effect flooring throughout. The kitchen is fitted with a comprehensive range of cream shaker-style units topped with

wood-effect work surfaces with inset stainless steel sink and drainer and complemented by a tiled splashback in warm neutral shades. Space for a dual-oven range cooker. Two roof lights and a large window to the rear and further window to the side, ensure the kitchen is flooded with natural light. The dining area is positioned adjacent to full-height patio doors that open directly onto the rear garden, creating a wonderful indoor-outdoor connection. Tall chrome designer radiators and recessed downlighting complete this versatile and family-friendly area. Underfloor heating.

Utility
5' 6" x 6' 10" (1.68m x 2.08m)
Offering double glazed entry door to the rear elevation. Equipped with base units with work surfacing with inset sink and drainer. Splashback tiling. Plumbing for a washing machine. Central heating radiator.

First Floor Landing
With airing cupboard housing a Worcester boiler installed around October 2025.

Bedroom 1
11' 5" x 11' 4" (3.48m x 3.45m)
The first of the double bedrooms has a uPVC double glazed window to the front elevation. Coving to the ceiling. Central heating radiator. Also included full length fitted wardrobes perfect for storage.

Ensuite
8' 9" x 5' 0" (2.66m x 1.52m)
uPVC double glazed window to the front elevation and being fitted with a w.c and wash basin set into a bathroom unit and finally a shower cubicle. Coving and down lighting to the ceiling. Central heating towel radiator.

Bedroom 2
8' 8" x 8' 1" (2.64m x 2.47m)
uPVC double glazed window to the rear elevation. Coving to the ceiling. Laminate flooring. Fitted wardrobes.

Bedroom 4
8' 8" x 7' 11" (2.64m x 2.41m)
uPVC double glazed window to the rear elevation. Central heating radiator. Coving and loft access to the ceiling.

Bedroom 3
8' 6" x 8' 0" (2.58m x 2.45m)
uPVC double glazed window to the front elevation. Storage cupboard. Central heating radiator. Coving to the ceiling.

Bathroom
6' 4" x 5' 6" (1.94m x 1.67m)
uPVC double glazed window to the rear elevation. Fitted with a panelled bath with screen and shower over, washbasin and w.c set into a unit. Tiling to the walls. Central heating radiator.

Garage
16' 4" x 8' 0" (4.98m x 2.45m)
With a driveway that can fit up to 3 cars.

Outside
Open plan frontage with private driveway leading to the integrated garage. A private and well-presented rear garden offering a good balance of lawn and hard landscaping, ideal for outdoor living and entertaining. A generous lawn is complemented by extensive contemporary grey stone patio areas that wrap around the rear of the property, providing ample space for seating and al fresco dining. Immediately adjacent to the house is a further seating area. A substantial timber summerhouse/garden room with integrated seating creates a wonderful all-weather retreat, perfect for relaxing or outdoor dining. Mature high hedging and wooden fencing provide excellent privacy and screening from neighbouring properties, with raised beds and a selection of shrubs and plants. A sunny aspect completes this attractive and practical outdoor space.













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 D: To confirm council tax banding for this property please view the websitewww.voa.gov.uk/cti

Mortgage Services
Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

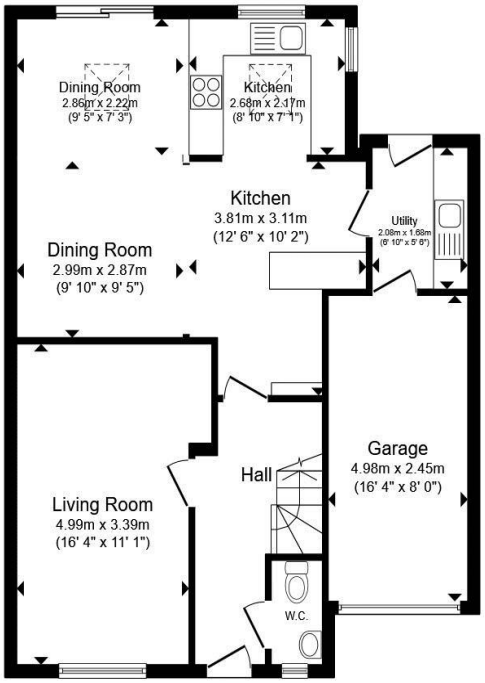
Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

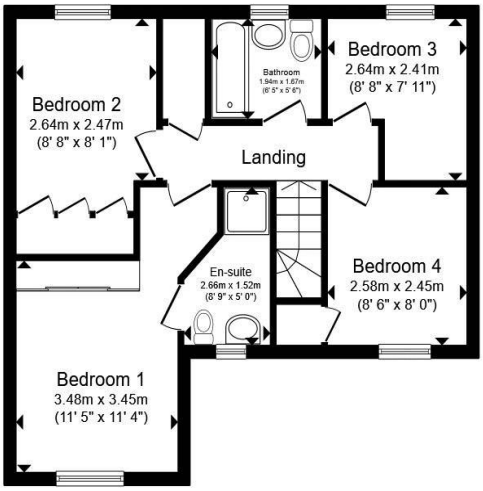
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Property Management
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.









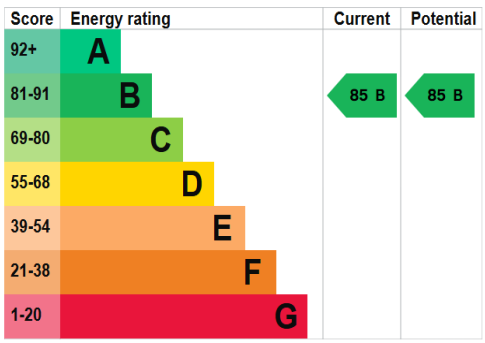
Ground Floor

First Floor

Total floor area 123.9 m² (1,334 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