



# CROFTS ESTATE AGENTS

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Manor Drive  
Waltham  
Grimsby  
DN37 0NS

Auction Guide Price £160,000

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](mailto:info@croftsestateagents.co.uk)

[immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)

[louth@croftsestateagents.co.uk](mailto:louth@croftsestateagents.co.uk)

[www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)



### Property Introduction

\*Tranquil Bungalow Perfect for Retirement Living\* £5,000 Cash back on completion This charming detached two-bedroom bungalow is ideally suited for those nearing retirement or already enjoying their golden years. Located in a peaceful spot, yet conveniently close to local shops, amenities, pubs, and transport links, this property offers the perfect blend of tranquility and convenience. The accommodation includes a good-sized lounge, breakfast kitchen, sun room/dining room, and two spacious bedrooms. The west-facing rear garden is a highlight, with a recently completed tiered slab patio area perfect for enjoying the sunshine. A good-sized lawn area with quality fencing and screening provides a private outdoor space. A long driveway leads to a detached single sectional garage, providing ample parking and storage. The property's proximity to the local junior school makes it an ideal spot for grandparents who regularly pick up the grandkids. With no forward chain, this property is available for immediate purchase. Don't miss out on this fantastic opportunity for a relaxed and comfortable lifestyle – contact us today to arrange a viewing!

### Entrance hal

Entered from a small recessed porch area through a uPVC frosted door, the entrance has black tiled floor, blue decor with dado rail and coving, pendant light and radiator.

### Lounge

14' 0" x 12' 0" (4.27m x 3.66m)

A well presented room with a dual aspect of three uPVC windows, grey carpet, white decor with dado rail and coving with feature decor, the room has ceiling light and radiator plus feature ornate fire surround with recessed log burner.

### Kitchen breakfast

12' 0" x 10' 4" (3.66m x 3.16m)

A good sized space with light wood kitchen units to wall and base with red granite effect work top and sink drainer over. The room has two uPVC windows, space for tall fridge freezer, cooker, dishwasher and washing machine, fully tiled walls, tiled floor, coving, radiator and ceiling light.

### Sun room / Dining room

6' 9" x 10' 7" (2.07m x 3.22m)

A useful extension to the rear could be used for dining or as a sun room and has two uPVC windows to the sides, full length window and sliding door to the rear garden, tiled floor, green and grey decor to coving and ceiling light.

### Bedroom One

12' 9" x 10' 8" (3.89m x 3.24m)

Good sized room with a range of fitted wardrobes and draws, uPVC window to the rear, white and blue decor, grey carpet, radiator, coving and ceiling light.

### Bedroom Two

14' 8" x 7' 11" (4.46m x 2.42m)

A good sized second bedroom with grey tiled floor, white decor with coving and dado rail, ceiling light, radiator and two uPVC windows to the front and side.

### Shower room

6' 7" x 5' 5" (2.00m x 1.64m)

A modern recently completed room has black and grey aqua boarded walls, low threshold large shower with glass screen, vanity sink and WC, frosted uPVC window, white towel radiator, ceiling light, loft access and black tiled floor.

### Garage

15' 11" x 8' 2" (4.84m x 2.50m)

The garage is a concrete sectional one with corrugated roof, two uPVC windows and up and over metal door. The garage has power and light.

### Front garden

The front has iron gates to long concrete and block paved driveway for multiple cars to the garage and metal gate to the rear garden, The front has concrete path across to the other side leading down to double metal gates to the secure rear garden. A neat lawn sits next to a well stocked mature planted blue slate border to the front wall with timber fencing to the sides.

### Rear garden

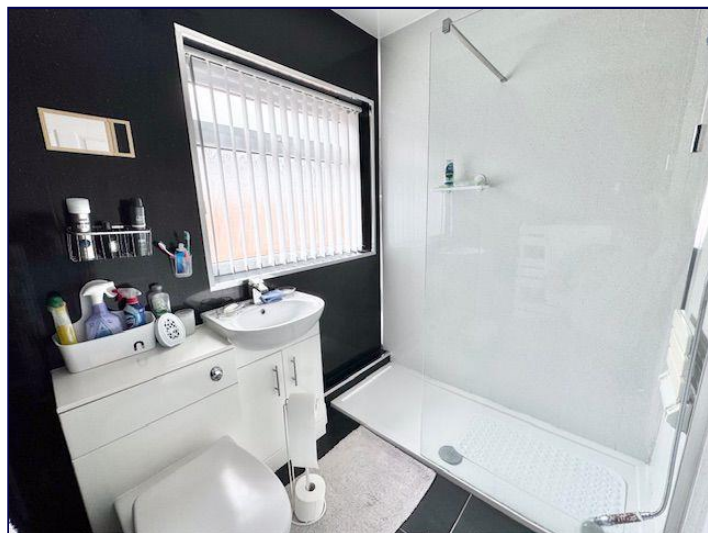
A good sized rear garden has large tiered slab patio area to the back of the house with pergola leading to a sloped lower lawn area. There are large blue slate raised planters, iron gates to the front to the sides of the house and timber boundaries.

### Tenure

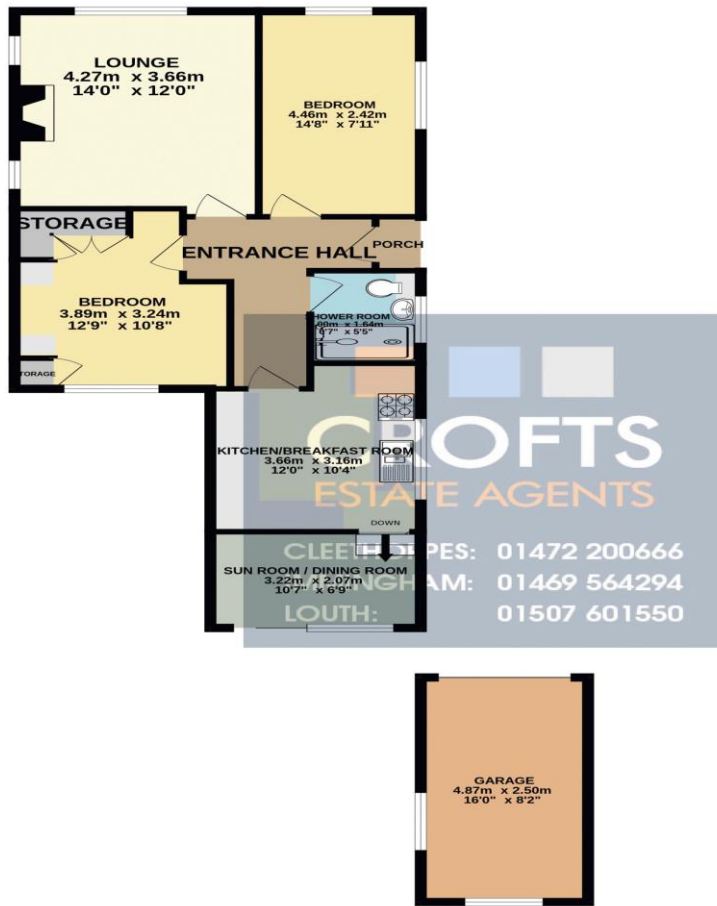
Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

### 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.



GROUND FLOOR  
77.8 sq.m. (837 sq.ft.) approx.



TOTAL FLOOR AREA: 77.8 sq.m. (837 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		