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Toll Bar Avenue

New Waltham
DN36 4PW

Offers in the Region Of £190,000

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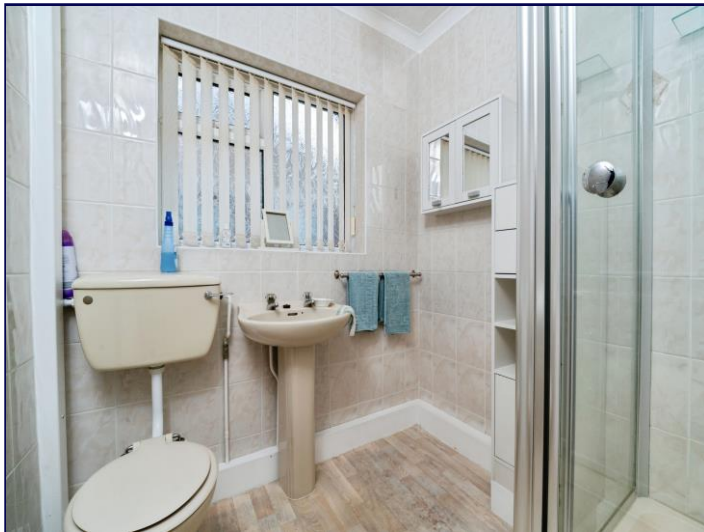
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Property Introduction

Early viewing is highly recommended for this beautifully presented three-bedroom semi-detached dormer bungalow, tucked away in a quiet cul-de-sac within the ever-popular village of New Waltham. Benefiting from gas central heating and uPVC double glazing throughout, this attractive home offers well-planned and versatile accommodation. The ground floor comprises a welcoming entrance hallway, a spacious living room, a fitted dining kitchen, a modern shower room, and two well-proportioned bedrooms. To the first floor is a further generous double bedroom, providing flexible living space to suit a range of buyers. Externally, the property enjoys a front garden, a good-sized enclosed rear garden, a driveway providing off-road parking, and a detached garage.

Entrance Hallway

uPVC double glazed entry door with adjoining glazed panel to the side elevation. Staircase to the first floor. Dado rail to the walls. Central heating radiator.

Living Room

11' 5" x 18' 4" (3.48m x 5.58m)

A spacious and well presented lounge offering a warm and welcoming atmosphere, centred around an attractive feature fireplace with timber surround and inset electric fire. A large front aspect window allows plenty of natural light to fill the room, while neutral décor and fitted carpeting create a bright and comfortable living space. There is ample room for a suite of furniture, making it

ideal for both relaxing and entertaining. The room also benefits from a radiator, wall light points and coving to the ceiling.

Kitchen / Dining

11' 3" x 14' 0" (3.43m x 4.27m)

A well-proportioned kitchen/diner fitted with a comprehensive range of light oak-effect wall and base units with granite-effect worktops and tiled splashbacks. Space for a range oven, washing machine and fridge freezer. A double-glazed window overlooks the rear garden, with a further window providing additional natural light. Space is provided for a dining table and chairs, creating a practical and welcoming family space. The room benefits from fitted carpet to the dining area, vinyl flooring to the kitchen, a wall-mounted boiler, radiator and ample power points. A door leads out to the rear garden.

Shower Room

6' 5" x 6' 5" (1.95m x 1.95m)

A fully tiled shower room fitted with a matching suite comprising low-level WC, pedestal wash hand basin and a glazed shower cubicle with electric shower. Further features include radiator, obscured-glass window with vertical blinds and wood-effect flooring.

Bedroom One

10' 11" x 13' 5" (3.33m x 4.10m)

The first of the double bedrooms has a uPVC double glazed window to the rear elevation, fitted wardrobes along one wall, central heating radiator and coving to the ceiling.

Bedroom Three

10' 9" x 8' 0" (3.28m x 2.43m)

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

First Floor Accommodation

Small landing area with storage cupboard.

Bedroom Two

11' 6" x 14' 7" (3.50m x 4.44m)

Another double bedroom with uPVC double glazed window and a central heating radiator.

Lean to

10' 4" x 8' 9" (3.16m x 2.66m)

A glazed lean to/greenhouse is located to the rear of the property.

Outside

To the front is a low brick wall boundary with a paved driveway providing off-street parking and leading to the detached garage, together with mature shrubs and evergreen planting. The rear garden is a particular feature of the property, principally laid to gravel with a circular paved seating area, established flower beds and borders stocked with a variety of shrubs, perennials and climbing plants. The garden is enclosed by fencing and mature hedging, offering a good degree of privacy.

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

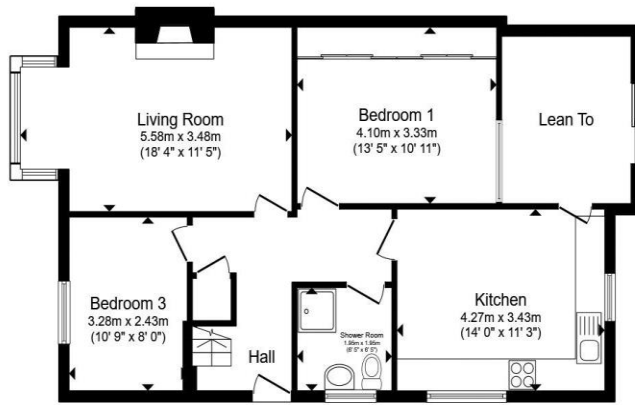
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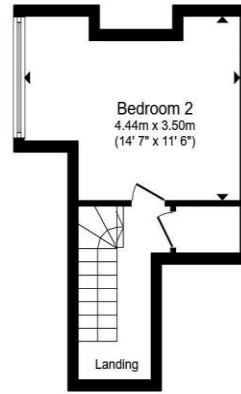
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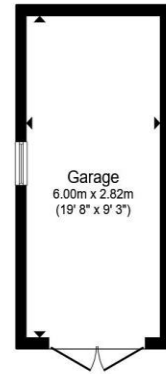




Ground Floor



First Floor



Garage

Total floor area 115.6 m² (1,244 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		