



# CROFTS ESTATE AGENTS

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CLEETHORPES  
01472 200666

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



## Pretymen Crescent

New Waltham  
DN36 4NU

Offers in the Region Of  
£235,000

This beautifully refurbished detached bungalow is nestled within the heart of a popular village, offering a serene and picturesque setting. With its traditional charm and modern amenities, this property is perfect for those seeking a tranquil village lifestyle without sacrificing comfort and convenience. The bungalow boasts bright and airy reception rooms, including a spacious lounge with large windows that flood the room with natural light. The kitchen is a culinary dream, with a modern range of fitted unit, and ample storage space. Three generous bedrooms provide plenty of space for family and guests, while two stylish bathrooms offer a relaxing retreat. The front and rear gardens provide a haven for outdoor enthusiasts, with lush lawns, established shrubs and vibrant flowerbeds. A patio area invites al fresco dining and relaxation, while a detached garage and off-street parking provide ample storage and parking space. The village offers a range of

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)





### Entrance Hall

Entering through the entrance porch reveals access to the loft, a radiator and a large built in cupboard.

### Lounge

10' 10" x 16' 9" (3.31m x 5.11m)

The lounge has a window to the rear elevation and a radiator.

### Kitchen

13' 4" x 9' 11" (4.06m x 3.02m)

The kitchen has a window to the rear elevation, door to the side and a built in cupboard. There is also a superb fitted kitchen with a one and a half sink and drainer, plumbing for washing machine and an electric oven with gas hob and extractor over.

### Bedroom One

13' 5" x 10' 5" (4.09m x 3.18m)

Bedroom one has window to the front elevation and a radiator.

### Bedroom Two

8' 11" x 11' 3" (2.71m x 3.44m)

Bedroom two has a window to the front elevation and a radiator.

### Bedroom Three

10' 2" x 7' 10" (3.11m x 2.38m)

Bedroom three has window to the side elevation and a radiator.

### Wet Room

5' 5" x 6' 6" (1.65m x 1.98m)

The wet room has an opaque window to the side elevation, fully tiled walls, a basin and an electric shower.

### WC

2' 11" x 6' 6" (0.89m x 1.98m)

The WC has an opaque window to the side elevation, a radiator, a WC and a basin.

### Garage

The garage has an up and over door and an opaque window to the side elevation, lighting and twin sockets.

### Outside

Accessed through perimeter brick walls reveals a long driveway with ample off road parking and also a front garden with established shrubs and a lawn. The rear garden has a further lawn with established shrubs and looks over fields to the rear making this a lovely place to sit and relax. The front and rear of the property also has cameras.

### WORKS COMPLETED BY OWNERS

NEW WINDOWS/PORCH/DOORS FULLY EQUIPPED KITCHEN  
WORCESTOR BOILER REPLASTERED ELECTRIC SHOWER  
AND WC ELECTRICAL REWIRE SMART METRE AND SURE  
STOP WATER SWITCH ALARM SYSTEM GARAGE ROOF  
CHIMNEY STACK LOWERD DECORATED THROUGHOUT

#### **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.

#### **Viewings**

Please contact the relevant marketing office, all viewings are  
strictly by appointment only please.

#### **Council Tax Information**

Band C: To confirm council tax banding for this property please  
view the website [www.voa.gov.uk/cti](http://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](http://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.

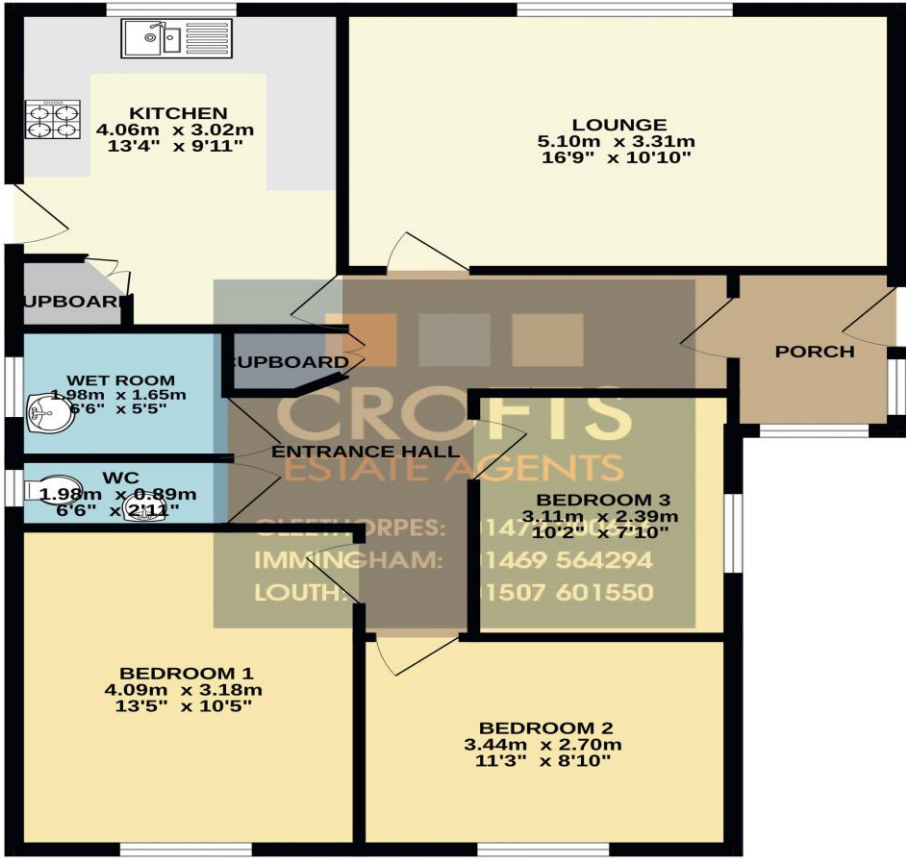
#### **Mortgage and Financial Advice**

With access to the whole of the mortgage markets, Crofts Estate  
Agents in connection with The Mortgage Advice Bureau will help  
you find the best mortgage to suit your needs. The Mortgage  
Advice Bureau will act on your behalf in advising you on  
mortgages and other financial matters

**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT  
KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN  
SECURED ON IT.**



GROUND FLOOR  
78.8 sq.m. (849 sq.ft.) approx.



TOTAL FLOOR AREA : 78.8 sq.m. (849 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		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		