



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



**5 Toll Bar Farm Louth Road  
New Waltham  
DN36 4SA**

**Monthly Rental of £1,995,  
Deposit of £2,301**

Crofts are delighted to bring to the market this stunning four bedroom NEW BUILD executive house on an electric gated development of only five houses. With an exemplary finish including marble effect tiling throughout, vaulted ceilings, oak veneer doors, brushed steel sockets, glass balustrades and Grand Design kitchens and bathrooms, these properties stand out from the crowd not only internally but externally with eye catching lines and design. Ticking every box for the modern family including stunning vaulted entrance hall, colossal open plan living, integral appliances, utility room, cloakroom, master en suite, master dressing area and second en suite bedroom, these properties will not disappoint. Externally this property offers parking to the front for up to three cars whilst to the rear there is a large patio area and large fresh lawn for outside entertaining and play. The development is perfectly positioned next to Toll Bar School and close to nearby villages.

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

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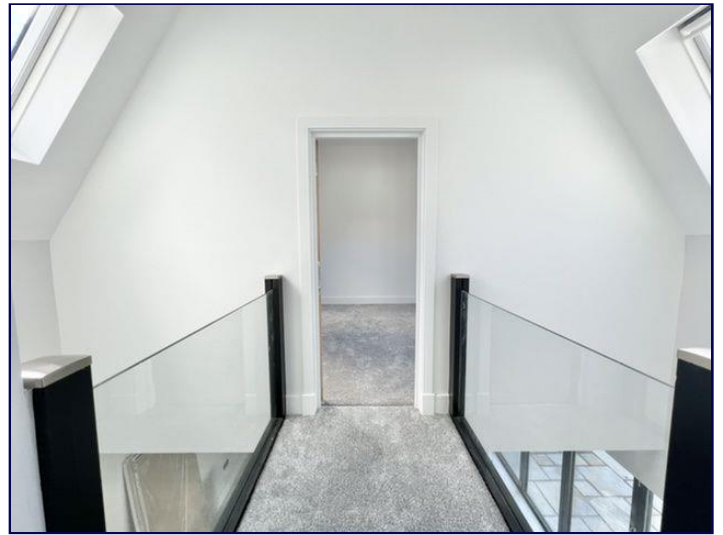
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#### Entrance Hall

The entrance hall is accessed through a uPVC composite grey door with a frosted panel to the side, the entrance hall has a marble tiled flooring with grey décor and benefits from underfloor heating and there are also 2 downlights.

#### Kitchen breakfast dining room

14' 4" x 21' 8" (4.38m x 6.60m)

This area is open plan and has a white marble effect flooring with grey wall décor, the kitchen units are a grey wooden effect with marble worktops with also the benefit of a breakfast bar. There is an integrated range cooker in addition to a 70/30 fridge freezer, a dishwasher and a 1.5 routed drainer. There is also a set of bi-folding doors, a vaulted ceiling and an under stairs storage unit.

#### Lounge

15' 9" x 14' 6" (4.81m x 4.41m)

The lounge has a white marble effect flooring with white wall décor, there is a set of bi-folding uPVC doors to the rear garden in addition to a pendant light and a uPVC window.

#### Reception room

12' 6" x 9' 6" (3.80m x 2.90m)

This separate reception room has a light grey wall décor with a grey carpet, there is also a pendant light, uPVC window and underfloor heating.

#### Utility room

7' 3" x 7' 3" (2.20m x 2.21m)

This utility room has a marble flooring with white wall décor, the kitchen units are black with marble effect worktops and splashback tiling, There is also a washing machine, dryer, sink/drain unit and a pendant light.

#### Cloakroom

2' 11" x 7' 3" (0.88m x 2.21m)

The cloakroom has a marble tiled flooring with white wall décor, there is also a vanity sink+ W.C, a ceiling light and an extractor fan.

#### Stairs and landing

The stairs and landing have a grey carpet with white wall décor, there are glass balustrades in addition to two Velux windows and pendant lighting.

#### Bedroom One

14' 7" x 14' 8" (4.45m x 4.46m)

This bedroom has a grey carpet with white wall décor, there is a large set of built in wardrobes, a pendant light, radiator and two uPVC windows.

**Bedroom Two**

14' 6" x 11' 5" (4.43m x 3.47m)

This bedroom has a grey carpet with white wall décor, there are also two Velux windows, a radiator and a pendant light.

**Bedroom Three**

8' 6" x 14' 4" (2.60m x 4.36m)

This bedroom has a grey carpet, white wall décor and a large set of built in wardrobes. In addition, there is a UPVC window, a pendant light and a radiator.

**Bedroom Four**

8' 0" x 10' 3" (2.43m x 3.13m)

This bedroom has a grey carpet with white wall décor, there is also a radiator, uPVC window and a pendant light.

**Family Shower room**

8' 9" x 10' 3" (2.66m x 3.12m)

The shower room has a grey splashback tiled flooring + wall décor, there is a glass shower screen in addition to a white vanity sink + w.c and a chrome towel radiator.

**Rear garden and patio area**

The rear garden has a slab patio accessible by the living room or kitchen-diner and a lush, maintained lawn area. The garden is bordered by 6' fencing and blue slate borders.

**Front garden and parking**

The front of the property is low maintenance being majoritively grey block paved which provides parking for multiple vehicles.

**Communal Drive**

The communal drive is accessible via an electric gate, from there there is 6' timber fencing with gravel borders. the driveway is grey block paved and has sporadic sapling trees.

**Tenure**

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

**Services**

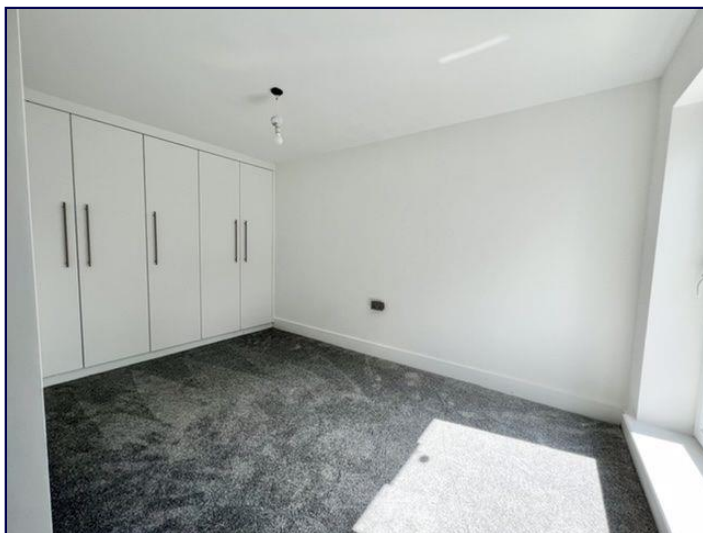
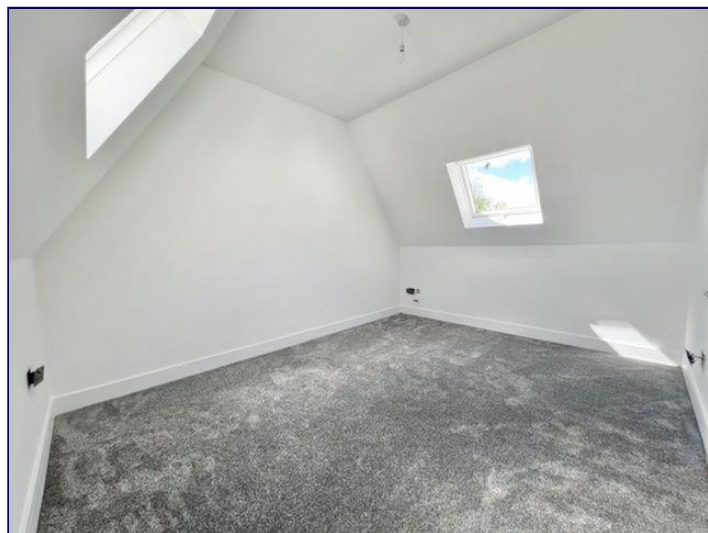
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

**Viewings**

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

**Council Tax Information**

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







**OPEN 7 DAYS A WEEK**

Monday to Thursday 9am to 5.30pm (Tuesday opening 9.30am)  
Friday 9am to 6.00pm  
Saturday 9am to 3.00pm  
Sunday 11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR  
77.9 sq.m. (838 sq.ft.) approx.

1ST FLOOR  
79.5 sq.m. (855 sq.ft.) approx.



TOTAL FLOOR AREA: 157.4 sq.m. (1694 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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