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Station Road

New Waltham
DN36 4PE

Offers in the Region Of £465,000

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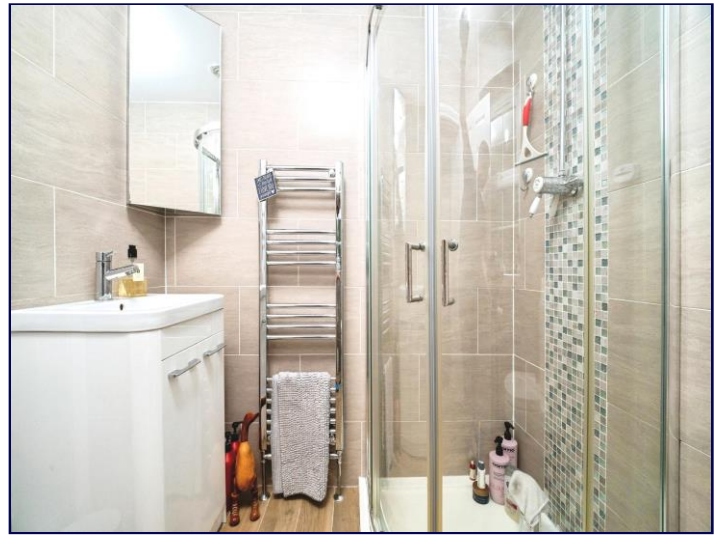
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Property Introduction

Crofts Estate Agents are delighted to offer for sale this exceptional self-build detached bungalow, completed in 2016 and occupying a generous, picturesque plot on the ever-popular Station Road in New Waltham. Designed with modern living in mind, this individually built home offers spacious, versatile accommodation, high-quality finishes and superb outside space, making it an ideal purchase for families, retirees or those simply seeking single-storey living without compromise. Stepping inside, you are welcomed into a bright and spacious entrance hall which leads to an impressive lounge, providing the perfect place to relax or entertain. At the heart of the home is the stylish kitchen-diner, offering ample space for both everyday family life and social gatherings, while a separate utility room provides additional practicality. The bungalow boasts three well-proportioned bedrooms, with two benefiting from their own en-suite shower rooms, creating excellent guest accommodation or private spaces for family members. A contemporary family bathroom completes the internal layout. Externally, the property enjoys beautifully maintained gardens, with the generous rear garden featuring an attractive patio seating area, perfect for outdoor dining and enjoying the peaceful surroundings. A detached garage provides secure parking and storage, while a further garage adjoins the property and has been fitted with electricity and water. Enhanced with French doors, this highly versatile space offers exciting potential as a home office, gym, workshop, studio or hobby room, subject to the buyer's requirements. To the front, a substantial

driveway provides ample off-road parking for multiple vehicles. Situated within the sought-after village of New Waltham, the property enjoys easy access to an excellent range of local amenities, well-regarded schools and transport links, while still offering a peaceful setting. Viewing is highly recommended to fully appreciate the quality, versatility and enviable position of this outstanding home.

Entrance Hall

Entering the property reveals access to the loft, two radiators and laminate flooring. There is also access to a built in cupboard.

Living Room

30' 4" x 13' 5" (9.24m x 4.09m)

The lounge has a window to the front elevation, two windows to the side and French doors with a window either side to the rear elevation. There are also two radiators and a carpeted floor.

Kitchen/Diner

19' 11" x 14' 4" (6.07m x 4.36m)

The kitchen-diner has two Velux windows, two windows to the rear elevation and French doors with a window either side to the side. There are also two radiators and laminate flooring. The room is open plan with a great space for a table and chairs and is complemented by a range of modern fitted units with a centre Island providing extra storage and also a breakfast bar area. There

is also a ceramic sink and drainer and integral appliances include a fridge-freezer, dish washer and an electric double oven and induction hob with an extractor over.

Utility room

5' 11" x 11' 10" (1.81m x 3.61m)

The utility room has a door to the side elevation, a radiator and laminate flooring. There is also a sink and drainer, fitted units and plumbing for a washing machine.

Bedroom One

11' 11" x 8' 10" (3.63m x 2.68m)

Bedroom one has a window to the side elevation, a radiator and a carpeted floor.

En-suite

6' 9" x 6' 6" (2.05m x 1.98m)

The en-suite has an opaque window to the side elevation, tiled walls, a heated towel rail and a tiled floor. There is also a modern suite with a WC, vanity basin and a shower cubicle with a mains shower.

Bedroom Two

6' 9" x 6' 6" (2.05m x 1.98m)

Bedroom two has a window to the side elevation, a radiator and a carpeted floor.

En-suite to bedroom two

6' 2" x 5' 10" (1.88m x 1.77m)

With tiled walls, a heated towel rail and a tiled floor. There is also a modern suite with a WC, vanity basin and a shower cubicle with a mains shower.

Bedroom Three

9' 11" x 8' 0" (3.02m x 2.43m)

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

Bathroom

7' 4" x 7' 5" (2.24m x 2.25m)

The bathroom has an opaque window to the rear elevation, tiled walls, a radiator and a tiled floor. There is also a WC, basin and a bath.

Outside

Approached and entered through gates for cars and also a gate for walking through, there is an abundance of space for parking. A further gate leads into the rear garden with a pathway around the perimeter. There is a well kept lawn providing ample space for a family to enjoy with established shrubs, perimeter fencing and hedges and trees. There is also a spacious feature patio area ideal for alfresco dining, a summer house and shed.

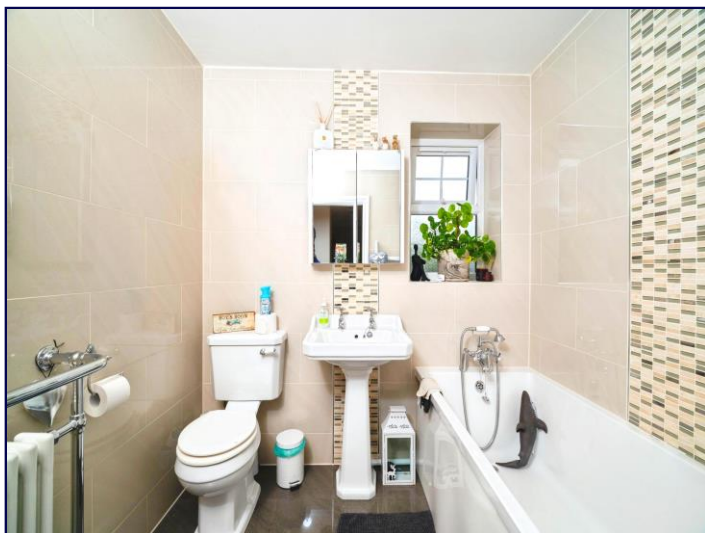
Garage

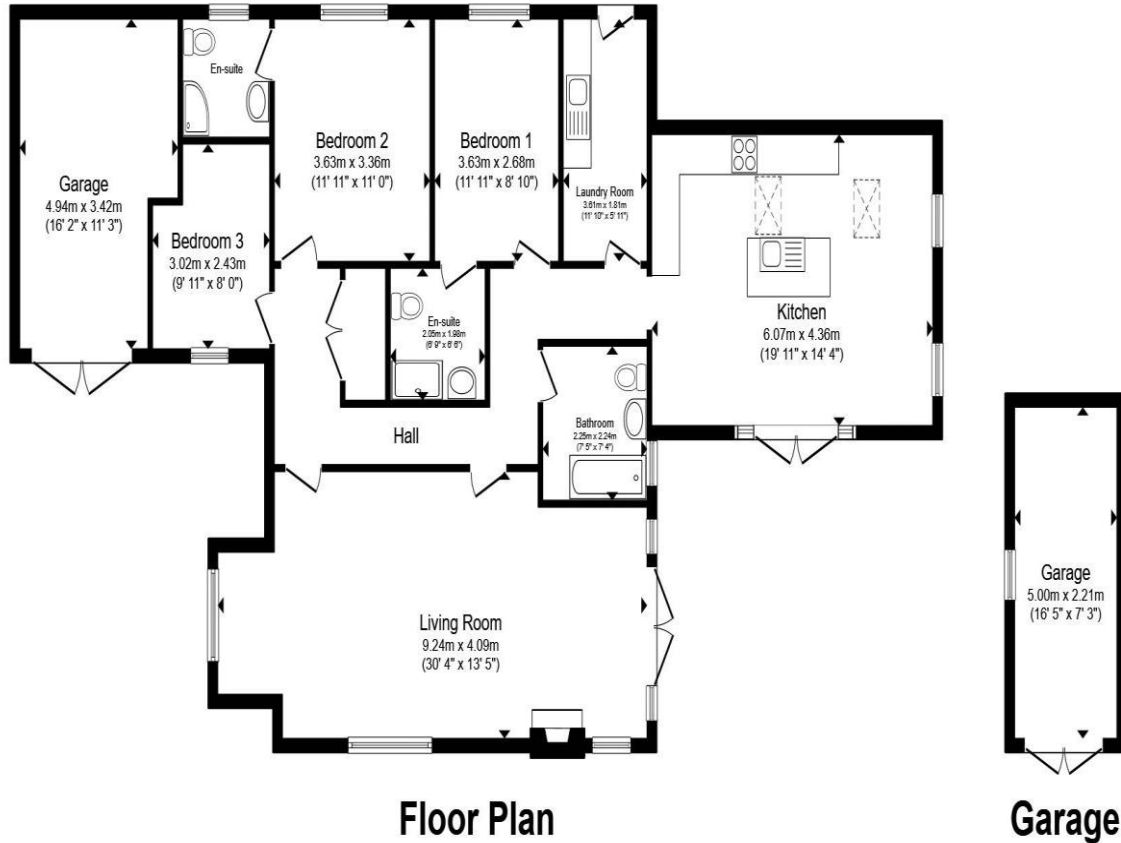
The garage has a window to the side elevation and double doors to the front.

Garage two

16' 2" x 11' 3" (4.94m x 3.42m)

With French doors, electrics and water. Ideal for many people in different ways.





Total floor area 154.2 m² (1,660 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		87 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		