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Pendeen Close

New Waltham
DN36 4GQ

Offers in the Region Of £299,950

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Property Introduction

****Pendean Close, New Waltham – Exceptional Four-Bedroom Detached Executive Home**** Situated on a ****quiet cul-de-sac** within the highly sought-after Greenlands Estate**, this outstanding four-bedroom detached executive home is, without doubt, ****one of the finest properties currently on the market today****. Ideally positioned close to excellent schools, transport links and a superb range of established village amenities, including shops, local services and parks, the property offers an exceptional combination of location, space and contemporary family living. The ground floor has been thoughtfully extended to create a ****stunning open-plan breakfast kitchen, dining and sun room****, providing a superb modern hub for everyday family life and entertaining. This impressive space is complemented by a separate lounge and convenient ground floor cloakroom. Upstairs, the property offers ****three generous double bedrooms and a further single bedroom****, together with a beautifully appointed family bathroom and ****en-suite facilities**** to the principal bedroom. The home is further enhanced by ****plantation shutters****, adding a sophisticated and timeless finish. Outside, the property continues to impress with a ****fully paved rear garden****, finished with quality Indian sandstone, a stylish pergola and recently installed high-quality perimeter fencing, creating an excellent low-maintenance entertaining space. To the front, a ****recently installed driveway**** provides ample off-road parking and access to the garage. This is a truly exceptional home where thoughtful extension, modern styling and outstanding presentation come together. ****In our**

opinion, this is one of the finest properties to come to the market in New Waltham today, and an early viewing is essential.**

Entrance hall

The entrance hall reveals a grey composite door with frosted glass panel and enters into a tastefully decorated hallway with high gloss ceramic marble effect flooring, new traditional two column radiator, there is also coving to the ceiling and ceiling light.

Lounge

14' 7" x 10' 1" (4.44m x 3.08m)

A beautifully styled lounge featuring a uPVC bay window to the front, creating a bright and welcoming space. The room is centred around a stunning feature stone fireplace with a matching mantle and electric log-effect fire. Finished with crisp white décor, a feature wood-panelled wall extending to the coving, and new parquet-style herringbone wood-effect flooring. A traditional radiator and stylish pendant light complete this elegant and inviting reception room.

Cloakroom

6' 2" x 5' 8" (1.87m x 1.73m)

A good sized cloakroom has matching white WC and sink, frosted uPVC to the side, with modern tiled flooring, radiator, neutral decor to coving and pendant light.

Dining area

10' 10" x 8' 10" (3.29m x 2.68m)

Open plan to both the kitchen area and the Sunroom, the dining area offers enough space for a large dining table and chairs and has white decor with feature wall, coving, nine down lights, high gloss white marble effect flooring and tall contemporary slimline radiator.

Breakfast kitchen

9' 1" x 13' 4" (2.78m x 4.07m)

The kitchen fitted in (2022) is stunning, the two tone kitchen with handle-less push fit doors is two toned and is topped with beautiful white sparkle granite work tops and splash back returns with white ceramic sink drainer. Integral appliances include microwave, electric oven grill, four ring electric hob with extractor over and dishwasher. The room has high gloss white marble effect tiled floor, black metro tile splash backs, uPVC window with new white shutter, uPVC frosted door, radiator, crisp white decor to coving and eight down lights.

Sun room

15' 5" x 10' 4" (4.71m x 3.14m)

A superbly spacious sun room extension, constructed with a brick base and uPVC windows, benefits from uPVC French doors opening onto the rear garden. Originally built as a conservatory, the space has been thoughtfully upgraded with a fully insulated roof installed in 2022, incorporating four Velux windows, 16 recessed downlights and a feature pendant light. The room is further enhanced by stylish feature wood panelling, creating a bright, versatile and contemporary living space ideal for relaxing or entertaining.

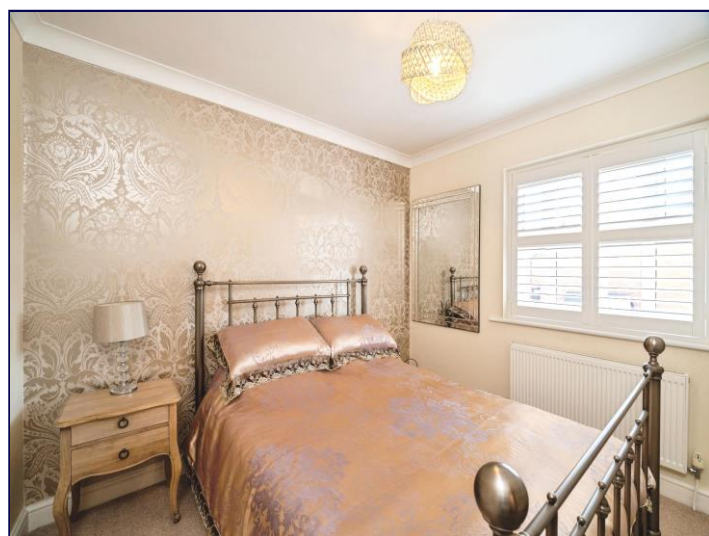
Stairs and Landing

The stairs turn 90 degrees to the landing with both areas enjoying fresh decor and neutral grey carpet. A brand new oak balustrade with glass infilled now gives this area a gorgeous luxury feel. The landing has uPVC window to the side and pendant light.

Bedroom One

9' 4" x 12' 3" (2.84m x 3.74m)

A good sized square shaped room benefits from built in wardrobes and master en suite. The room has new modern grey decor with feature wall, new grey carpet, coving, pendant light, radiator and two uPVC windows to the rear with new fitted plantation shutters.



En suite

5' 1" x 7' 10" (1.56m x 2.40m)

Beautifully finished is this master en suite which boasts matching white WC and sink, shower, chrome towel radiator, fully tiled grey walls, extractor fan, ceiling light, uPVC frosted window and dark grey ceramic floor tiles.

Bedroom Two

10' 4" x 11' 7" (3.19m x 3.53m)

By size the bedroom that is above the garage is the second biggest and has a cream decor with feature wall, uPVC window with new plantation shutters, radiator, coving and pendant light.

Bedroom Three

9' 9" x 10' 10" (2.97m x 3.30m)

The third double bedroom has a range of built in wardrobes, cream decor with feature wall to coving, neutral carpet, uPVC window with new fitted plantation shutters and radiator.

Bedroom Four

5' 7" x 10' 1" (1.70m x 3.07m)

The fourth bedroom is a single room and is currently used as a study. The room has new white decor with feature wall panelling, uPVC window and new plantation shutters, radiator, loft access, new grey carpet and pendant light.

Family Bathroom

5' 6" x 7' 1" (1.68m x 2.15m)

The bathroom benefits from a three piece white suite with shower over bath with glass shower screen. The room has grey splash back tiling with white decor to coving, ceiling light, uPVC window, grey and white ceramic tiled floor with a sophisticated modern feel, radiator and extractor.

Garage

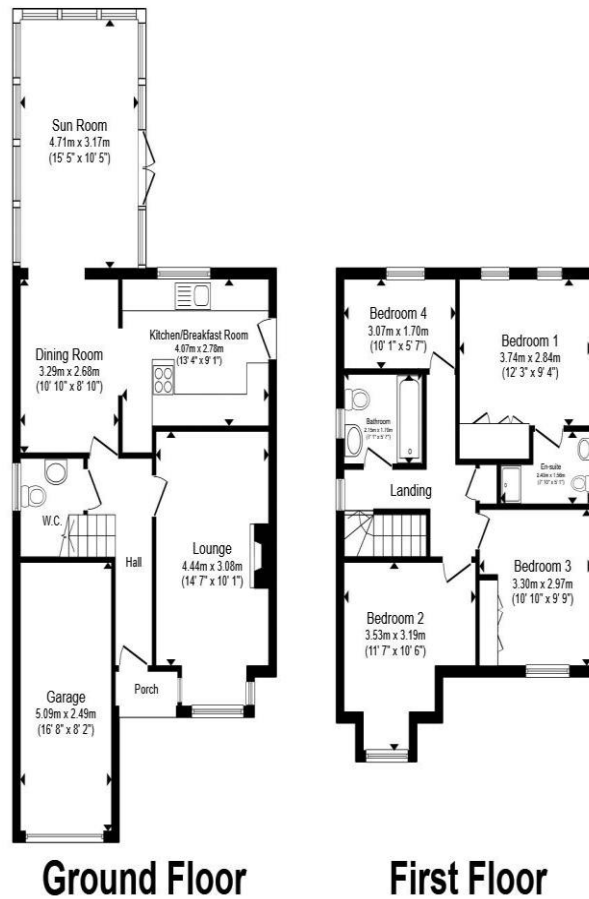
16' 8" x 8' 2" (5.09m x 2.49m)

The garage is integral and has a grey up and over electric door to front and an internal door to the hallway. Inside the garage has kitchen units to one side with one and a half sink drainer and plumbing for washing machine and dryer. Used as a utility space.

Rear garden

The rear garden has been landscaped and features a low maintenance Indian sand stone patio for entertaining and leisure. The garden has a recently installed high-quality perimeter fencing with slab path to gate to the front of the property. There is also a





Total floor area 127.3 m² (1,371 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

