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



Kristiansand Close

New Waltham
DN36 4EH

Offers in the Region Of £210,000

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Property Introduction

We are delighted to present this beautifully presented, three-bedroom semi-detached home, ideally situated on a popular modern development with convenient access to local amenities, excellent transport links, and highly regarded OFSTED-rated 'Good' primary and secondary schools. Designed for modern living, the property benefits from gas central heating and uPVC double glazing throughout, and is offered in move-in ready condition, complete with fitted flooring and blinds. To the ground floor there is the hallway, lounge, dining kitchen and cloakroom. Upstairs, the property offers three well-proportioned bedrooms, all benefiting from fitted wardrobes, with the main bedroom enjoying its own en-suite shower room. Additional features include an alarm system and water softening system enhancing the practicality of this modern home. For added peace of mind, the property still benefits from over three years remaining on its New Home Structural Warranty. Externally, the home enjoys well-maintained gardens to both the front and rear, creating pleasant outdoor spaces to relax or entertain. A driveway provides off-road parking for multiple vehicles and leads to a detached brick-built garage with power and lighting, along with the added benefit of an electric vehicle charging point. This fantastic home offers the perfect blend of modern style, comfort, and practicality, making it an ideal purchase for families, professionals, or anyone looking for a property ready to move straight into.

Entrance Hallway

Composite entry door to the front elevation. Central heating radiator. Staircase to the first floor.

Cloakroom

5' 9" x 2' 9" (1.761m x 0.846m)
Equipped with a close coupled w.c and corner wash basin. Radiator. Down lights.

Lounge

18' 3" x 10' 9" (5.551m x 3.269m)
uPVC double glazed bay window to the front elevation. Central heating radiator.

Kitchen/Diner

10' 0" x 17' 6" (3.041m x 5.346m)
uPVC double glazed window and French doors to the rear elevation. Down lighting to the ceiling. Fitted with a good complement of modern wall and base units with complementary work surfacing with inset one and a half sink and drainer. Integrated oven and four ring gas hob with chimney extractor over. Integrated dishwasher and washing machine. Down lighting. Central heating radiator. Tiled flooring to kitchen area.

First Floor Landing

Central heating radiator. Loft access. Storage cupboard.

Family Bathroom

7' 0" x 5' 7" (2.135m x 1.696m)

With down lighting the modern bathroom is fitted with a vanity wash hand basin, close coupled w.c and panelled bath with screen and shower over. Chrome effect central heating towel radiator. Fitted extractor.

Bedroom One

15' 6" to door x 10' 9" (4.714m x 3.264m)

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

Ensuite

7' 4" x 6' 6" (2.230m x 1.975m) max

uPVC double glazed window to the front. Equipped with a close coupled w.c, wash basin and shower cubicle. Towel radiator. Down lighting. Fitted extractor.

Bedroom Two

9' 5" x 8' 4" (2.872m x 2.532m)

uPVC double glazed window. Central heating radiator. Fitted wardrobe.

Bedroom Three

8' 8" x 8' 11" (2.642m x 2.710m)

uPVC double glazed window. Central heating radiator. Fitted wardrobe.

Outside

Open plan frontage with block paved driveway leading to a detached garage and having electric charging point for a vehicle to the side of the house. The rear garden offers lawn and patio areas and enjoys a relatively sunny aspect.

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 C: To confirm council tax banding for this property please view the website 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 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.

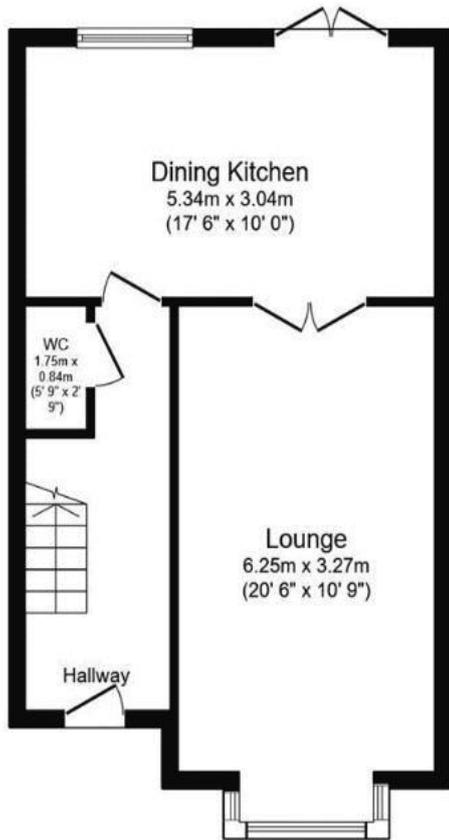
Mortgage and Financial Advice

With access to a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

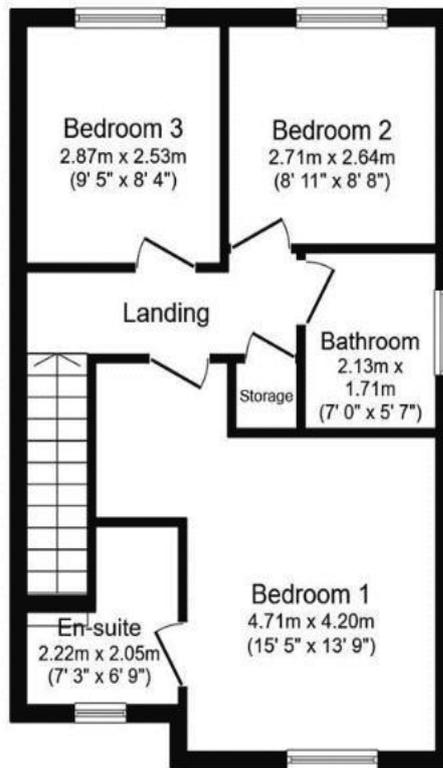
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.





Ground Floor

Floor area 46.5 sq.m. (500 sq.ft.)



First Floor

Floor area 45.7 sq.m. (492 sq.ft.)

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		