



# CROFTS ESTATE AGENTS

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Aldwych Croft  
New Waltham  
Grimsby  
DN36 4WB

Offers in the Region Of £279,950

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### Property Introduction

Occupying a pleasant position on Aldwych Croft in the ever-popular village of New Waltham, this spacious detached family home is offered for sale with NO FORWARD CHAIN, presenting an excellent opportunity for buyers looking to create their ideal long-term home. Requiring a scheme of refreshment throughout, the property offers fantastic potential and generous living accommodation arranged over two floors. The ground floor comprises a welcoming entrance hall leading to a well-proportioned lounge, separate dining room ideal for family gatherings, and a sun room overlooking the rear garden. The kitchen provides ample space for modernisation and is complemented by a separate utility room and convenient ground floor WC. To the first floor are four bedrooms, providing flexible accommodation for growing families, with the principal bedroom benefiting from an en-suite shower room. A family bathroom serves the remaining bedrooms. Externally, the property enjoys gardens to both the front and rear, offering scope for landscaping and outdoor entertaining. A driveway provides off-road parking and leads to the integral garage, adding further practicality. An excellent opportunity to acquire a detached home in a sought-after residential location and add value through improvement.

### Entrance Hall

Entering the property reveals a radiator and a carpeted floor.

### Lounge

15' 0" x 11' 5" (4.57m x 3.49m max)

The lounge has a bay window to the front elevation, two radiators and a carpeted floor. There is also a feature fire place and doors to the dining room.

### Dining Room

8' 10" x 10' 5" (2.69m x 3.18m)

The dining room has French doors to the sun room, a radiator and a carpeted floor.

### Sun Room

12' 1" x 10' 5" (3.68m x 3.18m)

The sun room has dual aspect windows to the side and rear elevation, French doors to the side, a radiator and a carpeted floor.

### Kitchen

9' 0" x 9' 2" (2.74m x 2.79m)

The kitchen has a window to the rear elevation and vinyl flooring. There is also a modern range of fitted units with a one and a half sink and drainer, an integral fridge-freezer, electric oven, combi microwave oven and hob.

### Utility room

4' 10" x 5' 10" (1.48m x 1.79m)

The utility room has a window to the rear elevation, door to the side, plumbing for a washing machine, a radiator and vinyl flooring.

### WC

5' 5" x 2' 10" (1.65m x 0.86m)

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

### First Floor Landing

With access to the loft and a built in cupboard.

### Bedroom One

12' 8" x 10' 8" (3.87m x 3.25m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor. There is also a wall of fitted wardrobes.

### En-suite

4' 8" x 4' 4" (1.43m x 1.33m)

The en-suite has an opaque window to the side elevation, a radiator, vinyl flooring, a WC, basin and a shower cubicle with a mains shower.

### Bedroom Two

9' 8" x 11' 9" (2.95m x 3.59m)

Bedroom two has two windows to the front elevation, fitted wardrobes, a radiator and a carpeted floor.

### Bedroom Three

9' 5" x 8' 2" (2.86m x 2.48m)

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

### Bedroom Four

6' 6" x 10' 1" (1.97m x 3.08m)

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

### Bathroom

6' 5" x 7' 2" (1.96m x 2.18m)

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

### Integral Garage

16' 7" x 8' 4" (5.06m x 2.53m)

With electrics and an up and over door.

### Outside

With a lawn to the front and access through the side gate to the rear garden. The rear garden has a lawn and a patio area which

is ideal for alfresco dining. There is also a driveway to the front providing off road parking.

### 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 D: 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 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.



GROUND FLOOR  
71.5 sq.m. (770 sq.ft.) approx.

1ST FLOOR  
50.0 sq.m. (538 sq.ft.) approx.



TOTAL FLOOR AREA : 121.5 sq.m. (1308 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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