



Fairway

Waltham
DN37 0LU

Offers in the Region Of £189,950

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

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Property Introduction

Situated in a well-regarded residential area of Waltham, this detached bungalow is offered for sale with no forward chain and presents an excellent opportunity for buyers looking to modernise and add value. The property requires a scheme of updating, allowing purchasers to personalise the accommodation to their own taste and requirements. Internally, the bungalow offers well-proportioned living space comprising an inviting lounge, a separate kitchen, and a useful utility room. There are two generous double bedrooms, both offering ample space for bedroom furniture, alongside a family bathroom. Externally, the property sits on a pleasant plot with gardens to both the front and rear, providing outdoor space ideal for relaxing or further landscaping. A long driveway offers excellent off-road parking and leads to a detached garage, making the property particularly appealing for those requiring additional storage or secure parking. Located on Fairway, the bungalow benefits from a popular and convenient position within Waltham, close to local amenities, transport links and well-regarded schools. With its detached status, generous plot and strong potential, this property would make an ideal home for downsizers, investors or buyers seeking a renovation project in a sought-after village location.

Entrance Hall

Entering the property reveals access to the loft, a radiator and a carpeted floor. There is also a built in cupboard.

Lounge

14' 7" x 12' 5" (4.45m x 3.79m)

The lounge has a bay window to the front elevation, two windows to the side, a radiator and a carpeted floor.

Kitchen

10' 5" x 9' 10" (3.17m x 3.00m)

The kitchen has dual aspect windows to the side and rear elevation, a door to the utility and a range of fitted units with a one and a half sink and drainer and an electric oven and gas hob with an extractor over.

Utility room

6' 5" x 6' 5" (1.96m x 1.95m)

The utility room has a window and door to opposite sides and plumbing for a washing machine.

Bedroom One

10' 6" x 12' 8" (3.19m x 3.87m)

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

Bedroom Two

11' 5" x 10' 0" (3.48m x 3.05m)

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

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Bathroom

7' 7" x 6' 6" (2.31m x 1.99m)

The bathroom has an opaque window to the side elevation, a radiator and vinyl flooring. There is also a WC, basin and a bath with an electric shower over.

Garage

The garage has twin doors to the front.

Outside

To the front there is a long driveway providing off road parking and access to the garage. There is also a lawn to the front with a footpath. The rear garden is low maintenance and enclosed by perimeter walls.

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 B: 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 HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN



GROUND FLOOR
65.4 sq.m. (704 sq.ft.) approx.



TOTAL FLOOR AREA : 65.4 sq.m. (704 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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