

Buy. Sell. Rent. Let.



Pretymen Crescent, New Waltham



3



1



1

When it comes to
property it must be


lovelle



£185,000

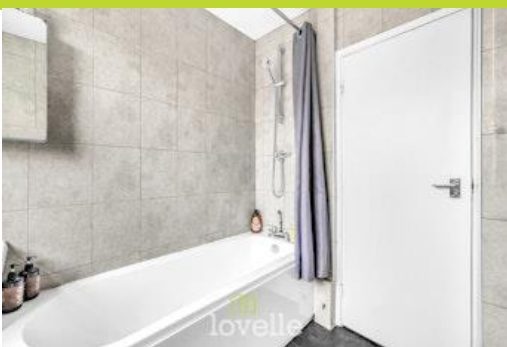


Well-located dormer bungalow in the heart of New Waltham, offering space, flexibility and excellent potential.

Key Features

- Popular and central New Waltham village location
- Semi-detached dormer bungalow
- Three bedrooms plus useful loft space
- Spacious lounge/diner
- Ground floor bathroom
- Good-sized plot with established gardens
- Driveway parking and detached garage
- Toll Bar Academy catchment area
- EPC rating C
- Tenure: Freehold





Positioned in the heart of the ever-popular village of New Waltham, this well-presented semi-detached dormer bungalow offers generous and flexible accommodation, set on a good-sized plot with excellent outdoor space, driveway parking and a detached garage.

The property is ideally located for a wide range of everyday amenities including local shops, a pharmacy and pubs, while also falling within the highly regarded Toll Bar Academy catchment, making it an appealing option for a broad range of buyers.

Internally, the accommodation is well balanced and thoughtfully laid out. The entrance hall leads through to a spacious lounge/diner, a comfortable and welcoming space with plenty of natural light. The kitchen sits to the rear with direct access out to the garden, offering a practical layout that could be enhanced over time to suit individual tastes.

The ground floor also benefits from two bedrooms and a modernised bathroom, providing excellent flexibility for those seeking ground-floor living or adaptable family space. To the first floor is a further generous bedroom along with a useful loft room.

Externally, the property stands on a larger-than-average plot for the area. The front garden is well set back from the road, while a long driveway leads down the side of the property to a detached garage. The rear garden is private and established, offering a mix of lawn, planted borders and growing areas – perfect for those who enjoy being outdoors.

Overall, this is a well-maintained home that now offers the next owner the opportunity to update and personalise at their own pace, all while enjoying a fantastic village location and generous plot size.

Early viewing is highly recommended.

Entrance Hall

Lounge/Diner

4.58m x 3.45m (15'0" x 11'4")

Kitchen

2.73m x 3.39m (9'0" x 11'1")

Bedroom

4.09m x 3.45m (13'5" x 11'4")

Bedroom

2.41m x 3.39m (7'11" x 11'1")

Bathroom

1.93m x 2.19m (6'4" x 7'2")

Landing

Bedroom

4.47m x 3.44m (14'8" x 11'4")

Loft Room

Garage

5.45m x 2.89m (17'11" x 9'6")

Location

New Waltham is a highly regarded village situated on the outskirts of Grimsby. This popular village offers a variety of local shops and has a regular bus service to Grimsby and Cleethorpes. Well regarded local schools. Good commuting point for Humber bank industries, A180/M180, Louth and Lincoln.

Broadband Type

Standard- 10 Mbps (download speed), 0.9 Mbps (upload speed), Ultrafast - 1000 Mbps (download speed), 100 Mbps (upload speed).

Agents Note

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

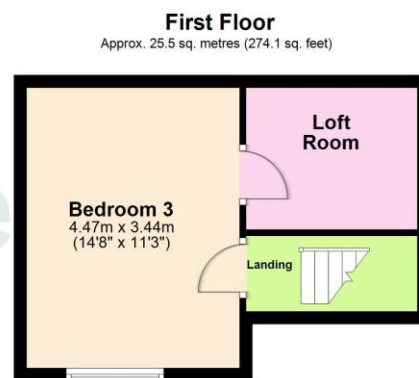
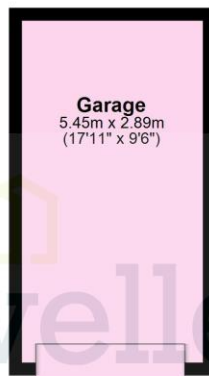
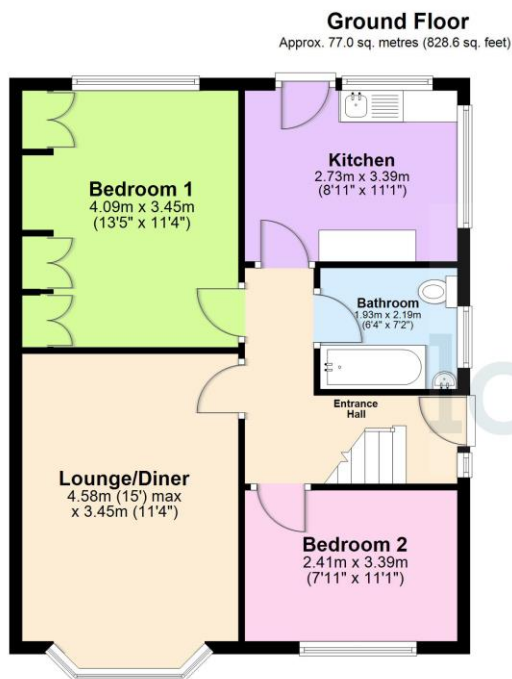
These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.









Total area: approx. 102.4 sq. metres (1102.7 sq. feet)

The provided floor plan is intended for general informational purposes only and may not accurately represent the exact dimensions, layout, or features of the property. The floor plan should not be relied upon for making decisions about purchasing, renting, or modifying the property. Actual measurements and features



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

When it comes to **property**
it must be

lovelle

01472 812250

humberston@lovelle.co.uk

