



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

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



Trafalgar Park

New Waltham
DN36 4YP

Offers in the Region Of £250,000

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

cleethorpes@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Property Introduction

Modern Extended Semi-Detached Bungalow – Trafalgar Park, New Waltham A beautifully presented and modern semi-detached bungalow situated in the popular area of New Waltham. This attractive home has been thoughtfully extended, creating spacious and versatile accommodation that is ideal for those seeking single-storey living without compromising on space. The property briefly comprises a welcoming lounge, a modern and practical kitchen, two well-proportioned bedrooms and a contemporary shower room. The bungalow benefits from a fantastic conservatory and additional sun room, providing excellent flexible living space and making the most of the property's attractive gardens. Externally, the property continues to impress, with a private driveway and garage providing ample off-road parking and useful storage. The property boasts good-sized front and rear gardens, offering plenty of space for outdoor relaxation, gardening and entertaining. The rear garden features a decked seating area, ideal for enjoying the sunshine or entertaining family and friends. There are also three useful garden sheds, providing excellent additional storage for gardening equipment, tools and outdoor furniture. Having been extended and modernised, the property is presented in a tidy and attractive condition throughout and offers a comfortable, ready-to-move-into home. The combination of two bedrooms, multiple reception areas, generous gardens, parking and a garage makes this an appealing bungalow for a variety of buyers. Located on Trafalgar Park in New Waltham, the property is well positioned for access to local amenities and transport links, while also being within easy reach of the coast and surrounding areas.

Kitchen

12' 4" x 9' 8" (3.77m x 2.94m)

With a window and door to the rear elevation, a radiator and Oak flooring. There is also a range of fitted units with Oak tops, a Belfast sink and plumbing for both a washing machine and dish washer.

Dining Room

12' 4" x 10' 1" (3.76m x 3.08m)

Off the kitchen with a radiator, Oak flooring, further kitchen cupboards and a space for a dining table and chairs.

Living Room 1

16' 4" x 12' 10" (4.97m x 3.92m)

With bay window to the front elevation, a radiator and laminate flooring.

Living Room 2

13' 9" x 9' 9" (4.20m x 2.97m)

With a window and door to the rear elevation, a radiator and a carpeted floor. There is also a Velux window.

Bedroom 1

12' 10" x 10' 5" (3.92m x 3.18m)

Bedroom one has a window to the front elevation, a radiator and laminate flooring. There are also fitted wardrobes.

Bedroom 2

9' 9" x 9' 7" (2.97m x 2.92m)

Bedroom two has a window to the rear elevation, a radiator and laminate flooring. There are also fitted wardrobes.

Shower Room

5' 10" x 5' 9" (1.77m x 1.76m)

The shower room has an opaque window to the side elevation, a WC, basin and walk in shower.

Bathroom

6' 8" x 6' 0" (2.04m x 1.82m)

The bathroom has an opaque window to the rear elevation, a heated towel rail and a three piece suite with a WC, basin and bath with a mains shower and glass screen.

Garage

18' 5" x 9' 5" (5.62m x 2.87m)

With an up and over door.

Outside

A low maintenance frontage with off road parking is found to the front. Gates then provide access to the rear. The rear garden has a lawn and decked area, ideal for alfresco dining and also a lawn.

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

Mortgage Services

Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

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.





Total floor area 114.8 m² (1,236 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

