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



1 Lavender Grove
New Waltham
DN36 4WR

Offers in the Region Of £349,950

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Property Description

Situated in the highly desirable village of New Waltham, this spacious and well-presented four-bedroom detached family home on Lavender Grove offers versatile living accommodation, generous outdoor space and the added benefit of a double garage, making it an ideal purchase for growing families. The property is approached via a neat front garden and driveway, providing ample off-road parking and access to the integral double garage. A welcoming entrance hall creates an excellent first impression and offers direct access to the garage, providing convenience for everyday family life. The ground floor accommodation comprises a bright and comfortable lounge, perfect for relaxing and entertaining, alongside a separate dining room ideal for family meals and special occasions. The heart of the home is the spacious kitchen-diner, offering an excellent range of units and ample space for informal dining. A convenient ground floor WC completes the accommodation on this level. To the first floor, the property boasts four well-proportioned bedrooms, providing flexible space for families, guests or those working from home. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom. Outside, the rear garden offers a private and enclosed

space, ideal for children to play, outdoor entertaining or simply enjoying the warmer months. The front garden enhances the property's kerb appeal, while the driveway and double garage provide excellent parking and storage solutions. Located close to local amenities, reputable schools and transport links, this attractive detached residence combines space, comfort and practicality in a sought-after residential setting. Early viewing is highly recommended to fully appreciate everything this superb family home has to offer.

Entrance Hall

Entering the property reveals coving to the ceiling, a radiator and a carpeted and tiled floor. There is also a door to the double garage.

WC

The WC has an opaque window to the side elevation, a heated towel rail and tiled flooring. There is also a WC and vanity basin. The boiler for the property is also located within this room and was installed in 2025.

Kitchen/Diner

11' 4" x 18' 2" (3.46m x 5.54m)

The kitchen-diner has dual aspect windows to the side and rear, two radiators and vinyl flooring. There is also a range of modern fitted units with a ceramic one and a half sink and drainer, dishwasher and an electric double oven and gas hob with an extractor over. There is also space for a dining table and chairs.

Dining Room

9' 9" x 11' 2" (2.97m x 3.41m)

The dining room has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor.

Lounge

18' 1" x 11' 9" (5.51m x 3.57m)

The lounge has a bay window to the front elevation, a door with a window either side, coving to the ceiling, two radiators and a carpeted floor.

First Floor Landing

The first floor landing has access to the loft, a radiator, carpeted floor and airing cupboard.

Bedroom

One

12' 7" x 11' 2" (3.83m x 3.40m)

Bedroom one has a window to the rear elevation, a radiator and a carpeted floor. There is also a fitted wardrobe.

En-suite

5' 3" x 9' 4" (1.61m x 2.85m)

The en-suite has an opaque window to the side elevation, a heated towel rail, partially tiled walls and a tiled wall. There is also a white suite with a WC, vanity basin and a shower cubicle with a mains shower.

Bedroom Two

11' 3" x 11' 1" (3.44m x 3.38m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor. There is also a fitted wardrobe.

Bedroom Three

12' 7" x 7' 10" (3.83m x 2.39m)

Bedroom three has a window to the front elevation, a radiator and a carpeted floor. There is also a fitted wardrobe.

Bedroom Four

8' 11" x 8' 5" (2.71m x 2.56m)

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

Bathroom

12' 10" x 7' 9" (3.92m x 2.36m)

The bathroom has dual aspect opaque windows to the side and front elevation, a radiator, partially tiled walls and a tiled floor. There is also a white suite with a WC, vanity basin and bath with a mains shower and glass screen.

Double Garage

19' 0" x 16' 11" (5.78m x 5.16m)

With two up and over doors, a window to the side elevation, door to the garden and plumbing for a washing machine.

Outside

With garden spaces to the front, side and rear. To the front there is ample off road parking on a block paved driveway. The front and side both have small lawn area, useful in many different ways. Accessed through a gate the rear garden is a lovely size with a well kept lawn, established shrubs and stocked flower beds. There is also a patio area ideal for alfresco dining.



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 and all viewings are strictly by appointment only please.

Council Tax Information

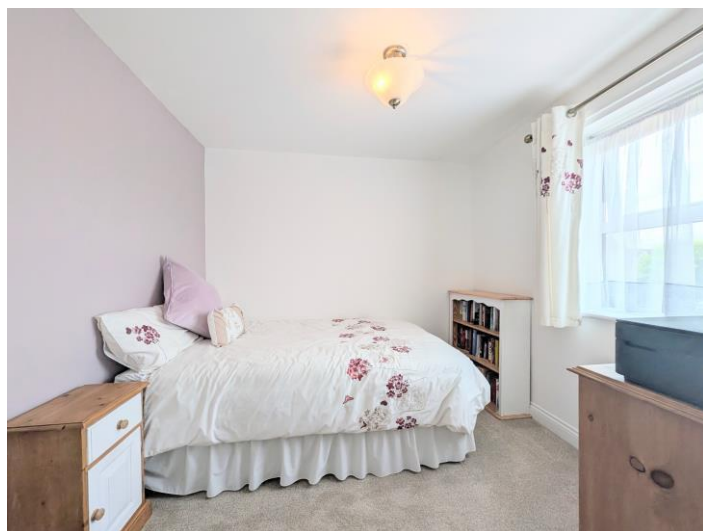
Band E: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

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.

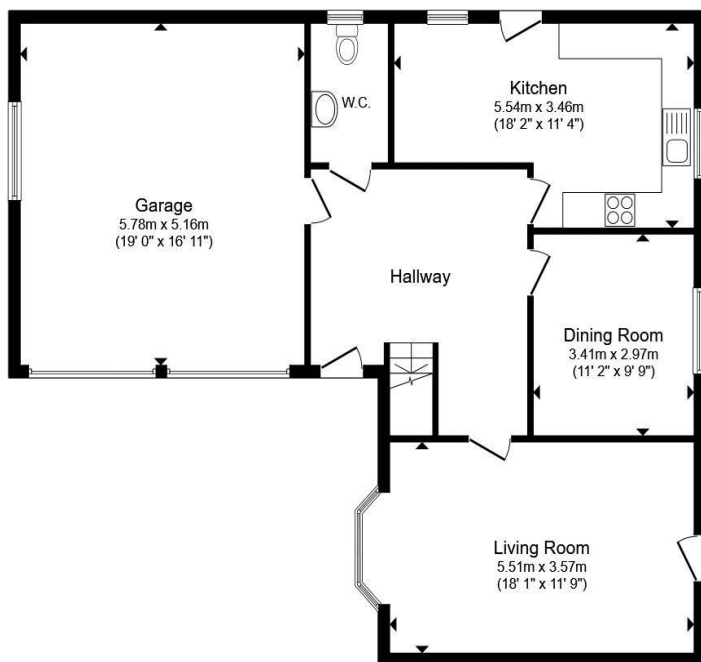




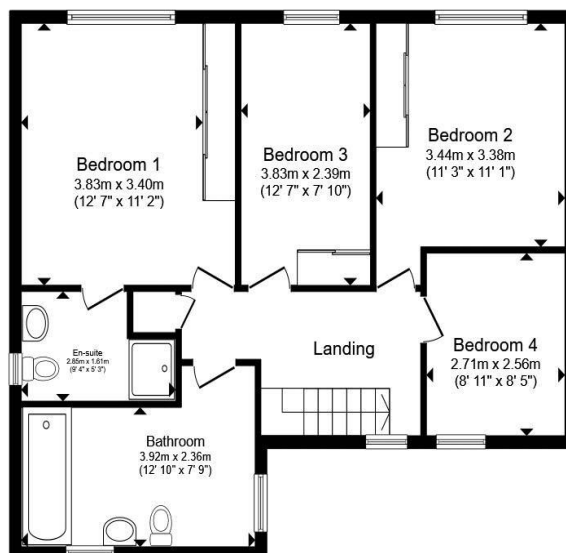
OPEN 7 DAYS A WEEK

Monday to Friday
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
11am to 2.00pm (Louth & Immingham closed)



Ground Floor



First Floor

Total floor area 178.0 m² (1,916 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

