



# CROFTS ESTATE AGENTS

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Grange Close

New Waltham  
DN36 4AU

Offers in the Region Of £199,950

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 :

[info@croftsestateagents.co.uk](mailto:info@croftsestateagents.co.uk)

[immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)

[louth@croftsestateagents.co.uk](mailto:louth@croftsestateagents.co.uk)

[www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)





### Property Introduction

A superbly presented modern semi-detached home, built in 2023 and still benefiting from a substantial remainder of its new homes warranty, offering peace of mind for prospective purchasers. Located on the popular Grange Close in New Waltham, this stylish property is ideal for first-time buyers, professionals, or young families seeking contemporary living in a well-regarded residential area. The accommodation is arranged over two floors and finished to an excellent standard throughout. The ground floor comprises a welcoming entrance hallway leading to a comfortable lounge, perfect for relaxing. To the rear is a modern kitchen-diner, well-appointed with sleek units and integrated appliances, providing an ideal space for both everyday living and entertaining, with direct access to the rear garden. A convenient ground floor WC completes the layout. To the first floor are three well-proportioned bedrooms, offering flexibility for family living or home working, along with a modern family bathroom fitted with quality sanitary ware. Externally, the property enjoys a private rear garden, ideal for outdoor dining and leisure, while to the front there is off-road parking for two vehicles. This is a fantastic opportunity to acquire a nearly new home in turnkey condition within a sought-after New Waltham location.

### Entrance

Entering the property reveals laminate flooring and a built in cupboard.

### WC

5' 3" x 2' 11" (1.59m x 0.90m)

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

### Lounge

16' 0" x 13' 8" (4.87m x 4.17m)

The lounge has a window to the front elevation, two radiators and laminate flooring.

### Kitchen/Diner

8' 8" x 13' 8" (2.65m x 4.16m)

The kitchen-diner has a window and French doors to the rear elevation, two radiators and laminate flooring. There is also a modern range of fitted units with a sink and drainer, an integral dish washer, fridge-freezer and a washing machine. There is also an electric oven, gas hob with an extractor over and a good space for a dining table and chairs.

### First Floor Landing

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

### Bedroom One

8' 0" x 13' 7" (2.44m x 4.15m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor. There is also a built in cupboard.

### Bedroom Two

10' 2" x 7' 5" (3.11m x 2.25m max)

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

### Bedroom Three

6' 9" x 5' 11" (2.07m x 1.81m)

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

### Bathroom

6' 4" x 7' 0" (1.92m x 2.13m)

The bathroom has a radiator, vinyl flooring and partially tiled walls. There is also a modern suite with a WC, basin and a bath with a glass screen and mains shower.

### Outside

With two parking spaces to the front and also additional visitors spaces. The rear garden is a great size with a lawn and two patio areas ideal for alfresco dining, all enclosed by perimeter fencing with a gate for access to the side.

### 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](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.

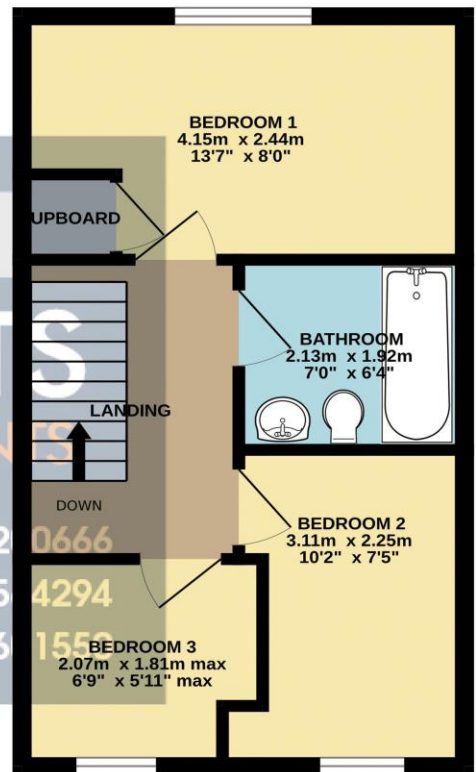
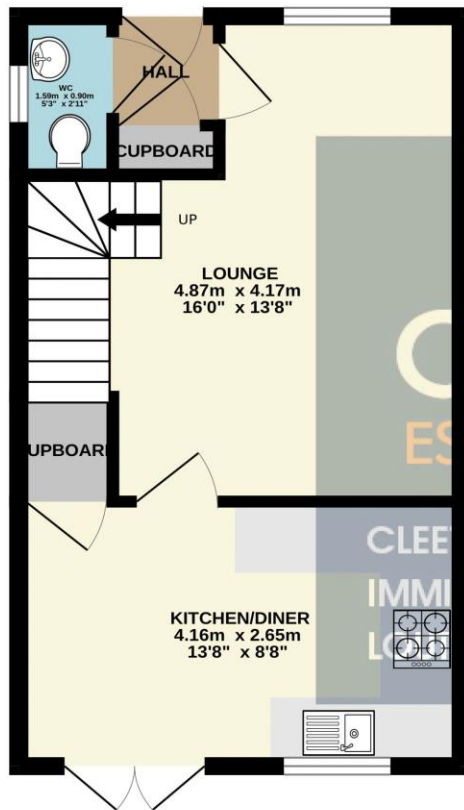
**Forge Financial Solutions** will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



GROUND FLOOR  
31.4 sq.m. (338 sq.ft.) approx.

1ST FLOOR  
31.4 sq.m. (338 sq.ft.) approx.



TOTAL FLOOR AREA : 62.7 sq.m. (675 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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Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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