



# CROFTS ESTATE AGENTS

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



Pendeen Close  
New Waltham  
New Waltham  
DN36 4GQ

Offers in the Region Of  
£269,950

Crofts estate agents are delighted to offer for sale WITH NO FORWARD CHAIN this unique detached family home located within a cul de sac location within the village of New Waltham. A real head turner with a different build to the majority of the estate, this property comes with viewing highly advised. Internal viewing will reveal a spacious home with great garden spaces. The village itself boasts an enviable array of local amenities and schools as well as good road links. Internal viewing will reveal the entrance hall, WC, lounge, dining room, kitchen, four bedrooms, an en-suite and family bathroom. Externally there are gardens to the front and rear with a driveway which provides ample off road parking and access to the detached brick garage with an electric roller door. The property also benefits from uPVC double glazing and gas central heating.

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#### Entrance Hall

Entering the property reveals a window to the front elevation, a radiator and a tiled floor.

#### WC

3' 1" x 7' 11" (0.95m x 2.42m)

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

#### Dining Room

11' 1" x 10' 3" (3.37m x 3.13m)

The dining room has a window to the front elevation, coving to the ceiling, a radiator and laminate flooring.

#### Lounge

17' 11" x 11' 1" (5.45m x 3.39m)

The lounge has a window to the front elevation, sliding patio doors to the rear elevation, coving to the ceiling, two radiators and laminate flooring.

#### Kitchen

9' 1" x 16' 8" (2.77m x 5.09m)

The kitchen has a window and door to the rear elevation, a radiator and vinyl flooring. There is also a range of fitted units to base and eye level with a one and a half sink and drainer, plumbing for a

washing machine, an electric double oven and a gas hob with an extractor over.

#### First Floor Landing

The first floor landing has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also access to the airing cupboard.

#### Bedroom One

10' 5" x 10' 2" (3.18m x 3.11m)

Bedroom one has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a wall of built in wardrobes.

#### En-suite

6' 6" x 4' 6" (1.97m x 1.38m)

The en-suite has an opaque window to the rear elevation, coving to the ceiling, a radiator and vinyl flooring. There is also a white suite with a WC, basin and a shower cubicle with a mains shower and complimentary tiling.

#### Bedroom Two

9' 4" x 9' 9" (2.85m x 2.96m)

Bedroom two has a window to the front elevation, coving to the ceiling, a radiator and a wall of built in wardrobes.

**Bedroom Three**

8' 2" x 11' 5" (2.49m x 3.47m)

Bedroom three has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

**Bedroom Four**

9' 5" x 6' 4" (2.88m x 1.93m)

Bedroom four has a window to the rear elevation, coving to the ceiling, a radiator and laminate flooring. There is also access to the loft.

**Bathroom**

6' 3" x 6' 5" (1.90m x 1.96m)

The bathroom has an opaque window to the rear elevation, coving to the ceiling, a radiator and vinyl flooring. There is also a WC, basin and a bath with complimentary tiling.

**Garage**

The garage has an electric roller door and electrics.

**Outside**

With a well kept lawn to the front and a driveway providing ample off road parking to the side and access to the garage. The rear garden is enclosed by perimeter fencing with a patio area ideal for alfresco dining, a further well kept lawn and established shrubs.

**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.

**Viewings**

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

**Council Tax Information**

Band D: 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 the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**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  
54.6 sq.m. (588 sq.ft.) approx.

1ST FLOOR  
51.1 sq.m. (550 sq.ft.) approx.



TOTAL FLOOR AREA : 105.7 sq.m. (1138 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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