



# 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



Toll Bar Avenue

New Waltham  
DN36 4PW

Offers in the Region Of £260,000

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 :

[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

We are pleased to offer this charming three-bedroom detached bungalow, situated on a generous 0.09 acre plot, the property boasts stunning south-facing gardens, ideal for relaxing and soaking up the sunshine. Loved and improved by its current owners, the property features a modern kitchen and gorgeous shower room, making life easier and more enjoyable. The open-plan living dining room, with an open doorway from the kitchen, creates a bright and airy space perfect for entertaining or simply enjoying quality time together. The pièce de résistance is the well-designed "man cave" converted from the back of the garage, adding a touch of humour and functionality to this property. With parking for three cars, or alternative hard standing for a caravan or camper van, you'll have plenty of space for hobbies and interests. With its perfect blend of comfort, practicality, and relaxation. Schedule a viewing today and make it yours! Would you like to know more about the local area or arrange a viewing?

### Entrance hall

A bright modern L shaped entrance hall has a uPVC frosted front door from a large covered porch area into a welcoming entrance. The area has discreet narrow storage cupboards to one side, herringbone style wood effect flooring, two tone decor to coving and with dado rail, four down lights and radiator.

### Lounge

13' 8" x 13' 7" (4.17m x 4.15m)

Open plan to the dining area the lounge is nicely proportioned with deep walk in curved bay window to the front with vertical blinds. The room has neutral carpet, two tone decor, radiator, two wall lights.

### Dining room

8' 11" x 11' 5" (2.72m x 3.49m)

Open plan to the lounge the dining area has space for large dining table and chairs and has the same decor and carpet as the lounge. There is a uPVC window to the side, two tone decor with coving, radiator with cover and pendant light.

### Kitchen

9' 5" x 11' 2" (2.87m x 3.41m)

A new modern matte grey kitchen has wall and base units on all sides with butchers block work top and draining board over. The room has integral appliances including gas hob and extractor, double oven grill with space for washing machine and large fridge freezer. The room has two uPVC windows with vertical blinds, uPVC frosted rear door to yard, oak laminate flooring, radiator and yellow decor.

### Bedroom One

13' 3" x 9' 10" (4.03m x 3.00m)

A large double bedroom has fitted wardrobes, pale lilac decor with feature wall, radiator, uPVC window with vertical blinds, neutral carpet and pendant light.

### Bedroom Two

8' 7" x 10' 6" (2.62m x 3.21m)

A second double bedroom has pink decor with feature wall to coving, neutral carpet, uPVC window with vertical blinds, radiator and ceiling light.

### Bedroom Three

7' 5" x 10' 6" (2.27m x 3.20m)

A third double room has blue decor with feature wall to coving, neutral carpet, uPVC window with vertical blinds, radiator and pendant light.

### Shower room

8' 6" x 6' 2" (2.58m x 1.88m)

A modern shower room has full width shower tray with glass screen, vanity sink and WC with chrome towel rail, uPVC frosted window, grey wood laminate flooring, two tone grey splash back tiling and ceiling light.

### Rear garden

The rear garden is laid to block paving and has a southerly aspect, block paved pathways lead around to the front of the house from both with gated access on both. The rear boundary is made up of a wall with fence over it.

### Side garden

The side garden is laid to lawn on the majority with maturely planted soil border areas and rockery. The garden has fence boundary with access through low wall from the parking area.

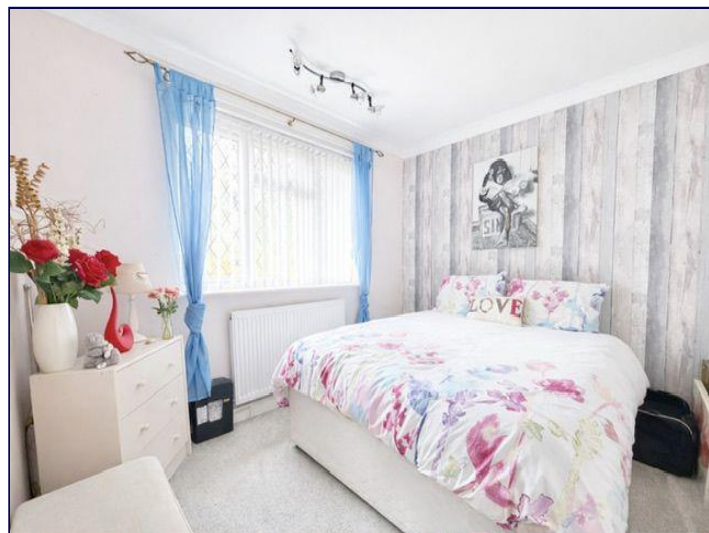
### Front garden and driveway

The front garden has metal gated access for a small car and pedestrian access. The area has block paved path and lawn area with low wall to the front and pathway access to the rear.

### Garage and parking

5' 10" x 11' 5" (1.77m x 3.48m)

The garage has been split into two to allow space for the man cave but could easily be converted back if you so wished. The front part of the garage which is still used for storage has up and over metal door with power and light. An access door does lead into the man cave. The block paved driveway has an open fronted entry and is double width providing parking for up to three cars and possibly, depending on size a caravan or camper van.



### Man Cave / Bar

11' 6" x 10' 9" (3.50m x 3.27m)

The man cave at the rear of the garage could be used for a number of things but is currently being used as a bar. The room has grey decor, wood laminate flooring, uPVC window, four down lights, bar area and uPVC frosted door to the rear courtyard garden area.

### 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 C: 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.

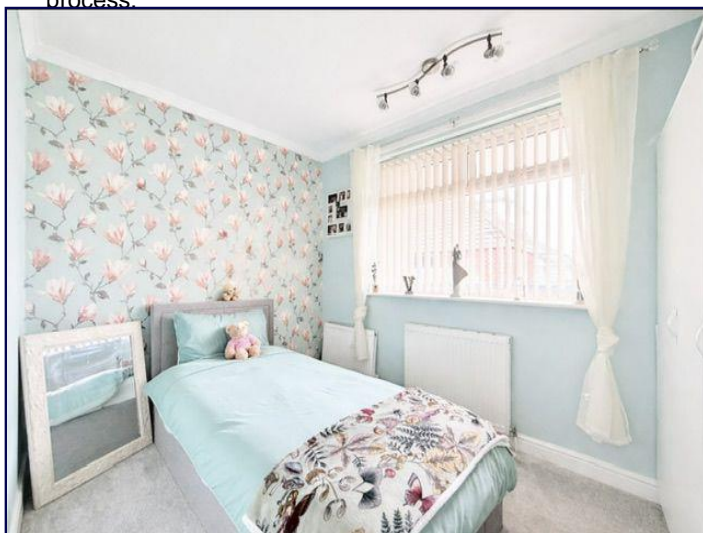
### Property Management

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.

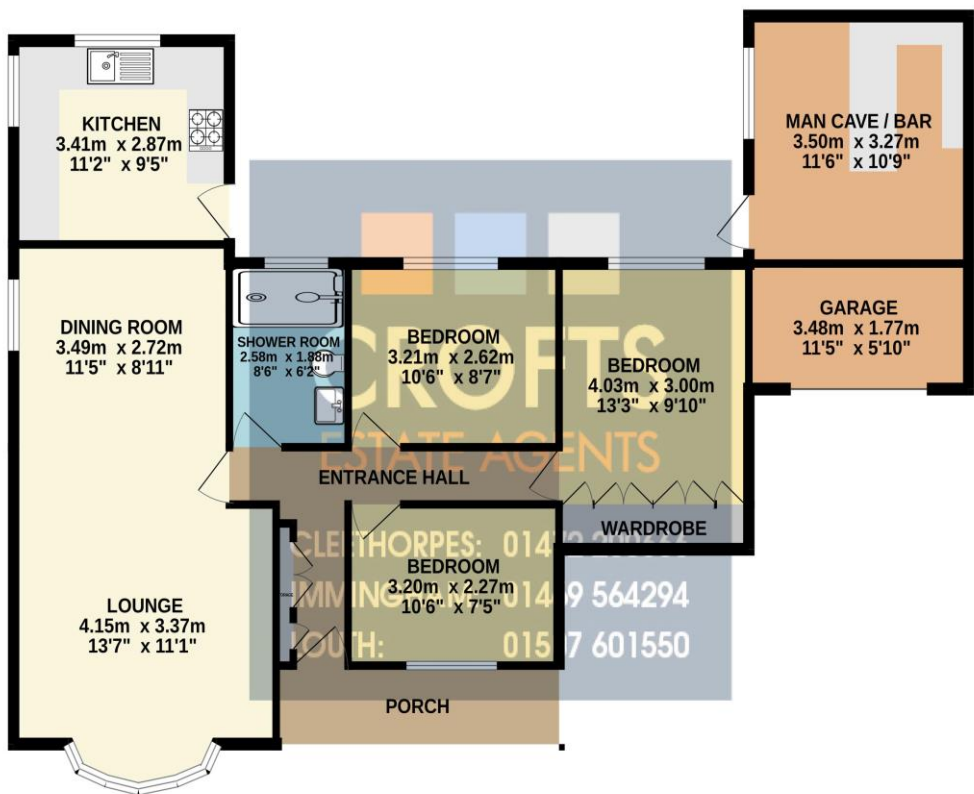
### Mortgage and Financial Advice

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.



GROUND FLOOR  
100.5 sq.m. (1082 sq.ft.) approx.



TOTAL FLOOR AREA : 100.5 sq.m. (1082 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.  
Made with Metropix ©2020

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

**DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS** Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.