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



Pendeen Close

New Waltham
DN36 4GQ

£280,000

STUNNING AND IMMACULATELY presented and fresh to the market for 2025 is this substantial executive FOUR BEDROOM detached executive home set on a QUIET CUL-DE-SAC on the ever popular Greenlands Estate. Close to excellent schooling, transport links and very established village amenities including shops, services and parks, this property serves up a family sized offering for its next owner. Extended to the rear to make a fantastic open plan modern newly fitted breakfast kitchen, dining and sun room area, this property offers modern living to the max, couple that with a separate lounge and ground floor cloakroom you have the perfect ground floor offering! Upstairs the property has three double bedrooms plus one single bedroom, newly fitted bathroom and en suite whilst outside has a newly fully patio'd rear garden ideal for adult entertaining with Indian sandstone slabs. Parking is provided to the front with two off road spaces in front of the

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 :

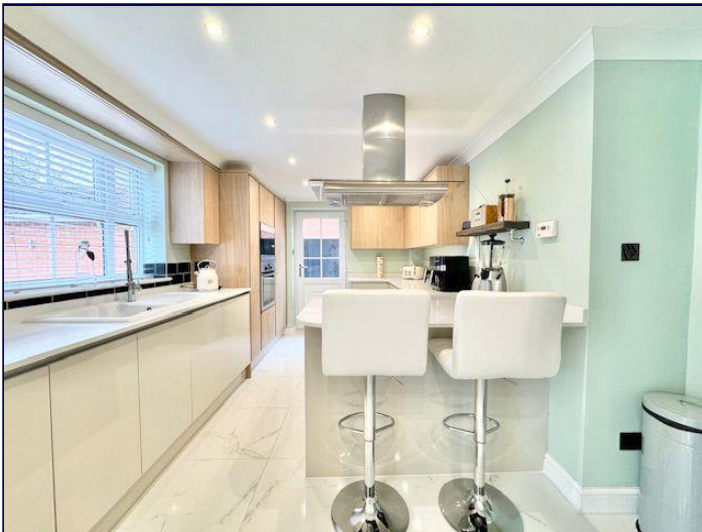
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Entrance hall

The entrance hall has recently been fitted with a new grey composite door with frosted glass panel and enters into a freshly decorated hallway with new high gloss ceramic marble effect flooring, new traditional two column radiator, there is also coving to the ceiling and ceiling light.

Lounge

14' 7" x 10' 1" (4.44m x 3.08m)

A beautifully style lounge with uPVC bay window to the front with fitted slatted blind has stunning feature stone fireplace and mantle with electric log effect fire as its centre piece with the room having white decor with feature wood panel wall to coving, new Parquet herringbone style wood effect flooring, traditional radiator and pendant light.

Cloakroom

6' 2" x 5' 8" (1.87m x 1.73m)

A good sized cloakroom has matching white WC and sink, frosted uPVC to the side, oak laminate flooring, radiator, neutral decor to coving and pendant light.

Dining area

10' 10" x 8' 10" (3.29m x 2.68m)

Open plan to both the kitchen area and the conservatory extension the dining area offers enough space for a large dining table and

chairs and has white decor with feature wall, coving, nine down lights, high gloss white marble effect flooring and tall contemporary slimline radiator.

Breakfast kitchen

9' 1" x 13' 4" (2.78m x 4.07m)

The kitchen fitted in the middle of last year (2022) is stunning, the two tone kitchen with handle-less push fit doors is two toned and is topped with beautiful white sparkle granite work tops and splash back returns with white ceramic sink drainer. Integral appliances include microwave, electric oven grill, four ring gas hob with extractor over, washing machine and dishwasher. The room has high gloss white marble effect tiled floor, black metro tile splash backs, uPVC window with new white slatted blind, uPVC frosted door, radiator, pale apple green decor to coving and eight down lights.

Sun room

15' 5" x 10' 4" (4.71m x 3.14m)

A superb large sun room extension is made of brick base and uPVC windows with uPVC French doors to the rear garden. Original built as a conservatory the sun room has now a fully insulated roof (2022) with four Velux windows and a total of 16 down lights and feature pendant.

Stairs and Landing

The stairs turn 90 degrees to the landing with both areas enjoying fresh decor and neutral grey carpet. A brand new oak balustrade with glass infilled now gives this area a gorgeous luxury feel. The landing has uPVC window to the side and pendant light.

Bedroom One

9' 4" x 12' 3" (2.84m x 3.74m)

A good sized square shaped room benefits from built in wardrobes and master en suite. The room has new modern grey decor with feature wall, new grey carpet, coving, pendant light, radiator and two uPVC windows to the rear with new fitted slatted blinds.

En suite

5' 1" x 7' 10" (1.56m x 2.40m)

Newly installed and beautifully finished is this master en suite which boasts matching white WC and sink, shower, chrome towel radiator, fully tiled grey walls, extractor fan, ceiling light, uPVC frosted window and dark grey ceramic floor tiles.

Bedroom Two

10' 4" x 11' 7" (3.19m x 3.53m)

By size the bedroom that is above the garage is the second biggest and has new cream decor with feature wall, uPVC window with new slatted blind, radiator, coving and pendant light.

Bedroom Three

9' 9" x 10' 10" (2.97m x 3.30m)

The third double bedroom has a range of built in wardrobes, cream decor with feature wall to coving, neutral carpet, uPVC window with new fitted slatted blinds and radiator.

Bedroom Four

5' 7" x 10' 1" (1.70m x 3.07m)

The fourth bedroom is a single room and is currently used as a study. The room has new white decor with feature wall, uPVC window and new blind, radiator, loft access, new grey carpet and pendant light.

Family Bathroom

5' 6" x 7' 1" (1.68m x 2.15m)

The bathroom has also been newly installed and has three piece white suite with shower over bath with glass shower screen. The room has grey splash back tiling with white decor to coving, ceiling light, uPVC window, grey and white ceramic tiled floor, radiator and extractor.



Garage

16' 8" x 8' 2" (5.09m x 2.49m)

The garage is integral and has a new grey up and over electric door to front and an internal door to the hallway. Inside the garage has kitchen units to one side with one and a half sink drainer and plumbing for washing machine.

Rear garden

The rear garden has recently been landscaped and features a low maintenance Indian sand stone patio for entertaining and leisure. The garden has timber fenced boundary with slab path to gate to the front of the property. The rear has outside tap, light and power supply.

Front garden

The front has neat lawn area with well stocked soil and gravel borders and established tree. There is parking for two cars to the front of the garage with space in the garage for a further car.

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

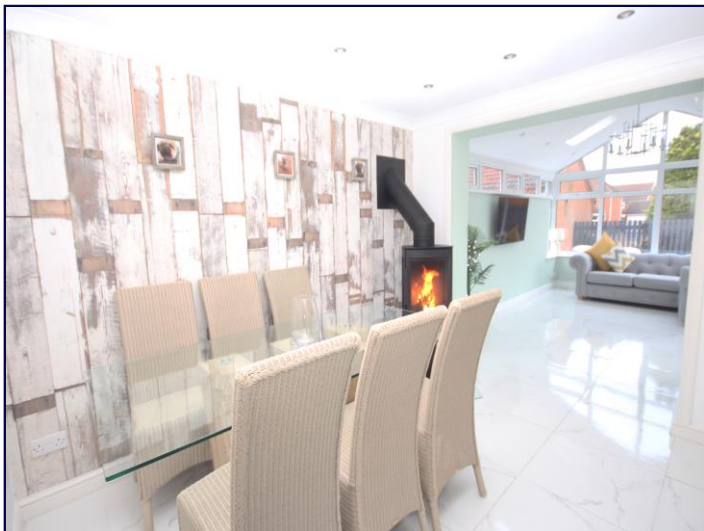
Band D: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

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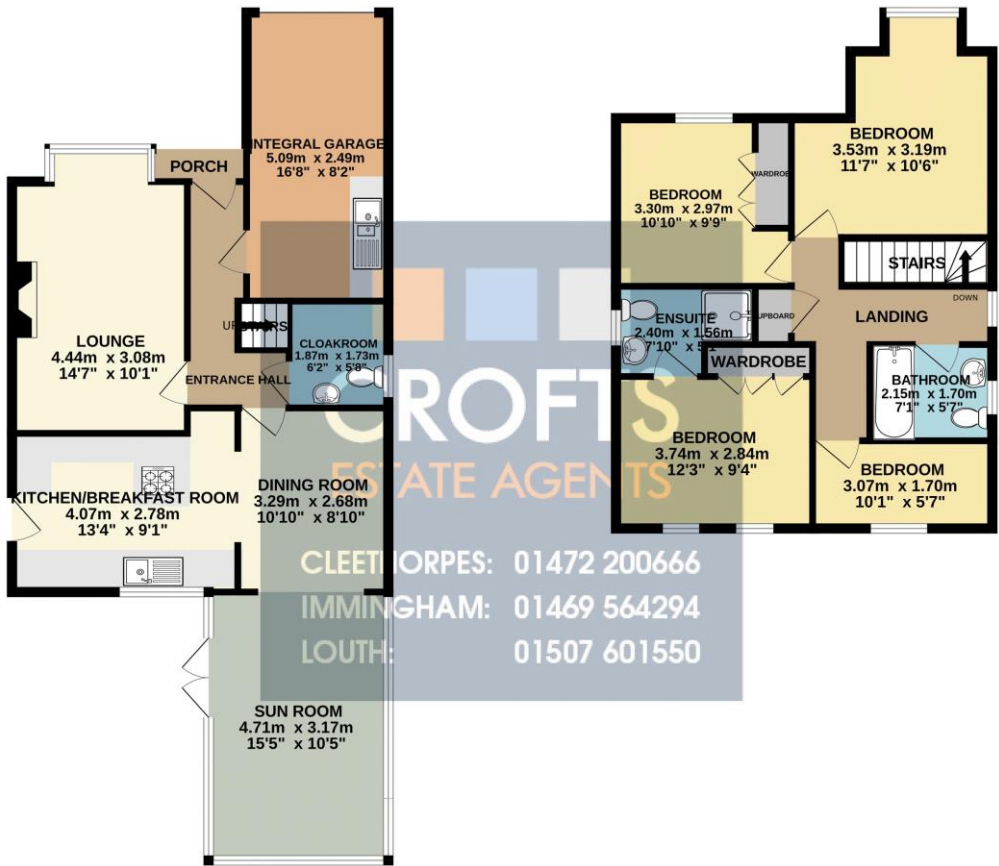
Property Management

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GROUND FLOOR
71.7 sq.m. (772 sq.ft.) approx.

1ST FLOOR
51.7 sq.m. (557 sq.ft.) approx.



TOTAL FLOOR AREA: 123.4 sq.m. (1329 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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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