



# CROFTS ESTATE AGENTS

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



## 42 Station Avenue

New Waltham  
DN36 4QT

OIRO  
£465,000

Crofts estate agents are delighted to offer for sale this beautiful detached property located within the highly regarded village of New Waltham. The current owners have substantially invested in modernising and extending this home to create a lovely family home that is available to you today and this property comes with viewing highly advised. With extensions to both levels, to the side and rear, this property really does offer so much more than first glance from the street. The village offers a wide variety of local amenities and schools and internal viewing will reveal the entrance hall, sitting room, kitchen, sun room, a lounge-diner, three double bedrooms and shower room all to the ground floor. To the first floor there is the principle bedroom with two large walk in wardrobes, another bedroom and a four piece bathroom. Externally there is an abundance of off road parking to the front and the rear garden is the cherry on the cake with a vast space. multiple patio

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#### Entrance Hall

Entering the property reveals a radiator and Oak flooring. There are also two built in storage cupboards.

#### Sitting Room

13' 8" x 11' 7" (4.17m x 3.53m)

The sitting room has a radiator and Oak flooring.

#### Kitchen

28' 5" x 7' 9" (8.67m x 2.36m)

The kitchen has a window to the side elevation and under floor heating with a tiled floor. There is also a superb range of fitted units with base and eye level units, a ceramic one and a half sink and drainer, Corian counter tops, a dish washer and a Smeg range and extractor. There is also an island.

#### Lounge/Diner

24' 4" x 20' 3" (7.42m x 6.17m)

A fabulous space with Bi-folding doors to the rear elevation and under floor heating with a tiled floor. Ample space for a large dining table and chairs and also plenty of lounge furniture.

#### Sun Room

10' 0" x 11' 6" (3.04m x 3.51m)

The sun room has dual aspect windows to the side and rear with French doors opening onto the rear garden and patio area, under floor heating and a tiled floor.

#### Utility room

8' 1" x 8' 4" (2.46m x 2.54m)

The utility room has fitted wall and floor units with corian worktop, a door to the side elevation, plumbing for a washing machine, under floor heating and a tiled floor.

#### Bedroom Three

11' 11" x 14' 5" (3.62m x 4.40m)

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

#### Bedroom Four

11' 11" x 14' 6" (3.62m x 4.41m)

Bedroom four has a window to the front elevation, a radiator and laminate flooring.

#### Bedroom Five

18' 7" x 11' 3" (5.67m x 3.43m)

Bedroom five has a window to the front elevation, French doors to the rear elevation, a radiator and laminate flooring.

#### Wet Room

5' 8" x 7' 8" (1.73m x 2.33m)

The shower room has an opaque window to the side elevation, fully tiled walls, a heated towel rail, Altro slip proof flooring, WC, vanity basin and a mains operated shower.

### First Floor Landing

The first floor landing has access to the loft and Oak flooring.

### Bedroom One

17' 7" x 17' 10" (5.37m x 5.44m)

Bedroom one has a window to the rear elevation overlooking the private garden, air conditioning unit a radiator and laminate and a carpeted flooring. There is also a corridor off the landing providing access to the bedroom which has two built in cupboards and also his and hers walk in wardrobes with velux windows.

### Bedroom Two

7' 1" x 21' 0" (2.15m x 6.41m)

Bedroom two has a window to the side elevation, air conditioning a radiator and laminate flooring. There is also access to eaves storage.

### Bathroom

12' 2" x 7' 10" (3.72m x 2.38m)

The bathroom has an opaque window to the side elevation, partially tiled walls, a heated towel rail and kardeen flooring. There is also a modern suite with a WC, twin basins, an Insignia jet bath and a large shower cubicle with a mains shower.

### Outside

To the front there is a large space offering an abundance of off road parking and access to the rear garden through a side gate. The rear garden enjoys a South Westerly aspect aspect with a vast well kept lawn, multiple patio spaces ideal for alfresco dining and an array of established shrubs. There is also a secure outbuilding and the garden space is enclosed by perimeter fencing.

### 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 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.

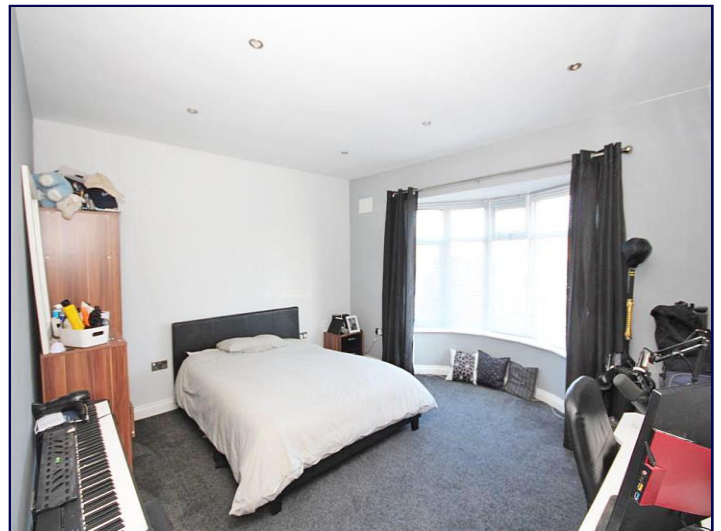
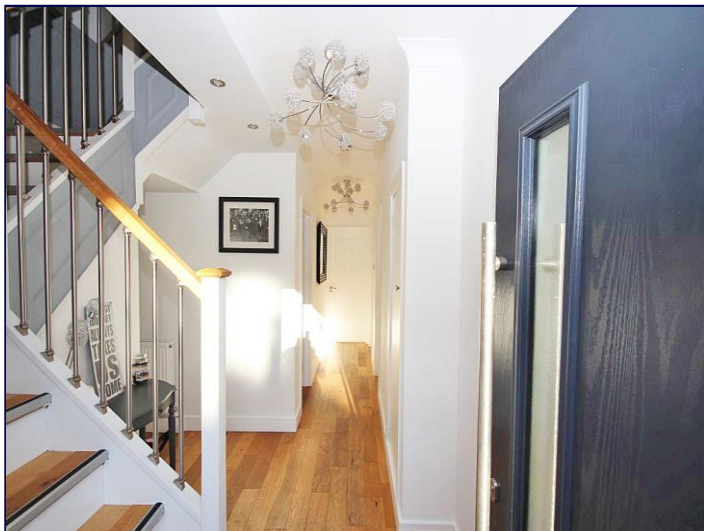
### Property Management

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

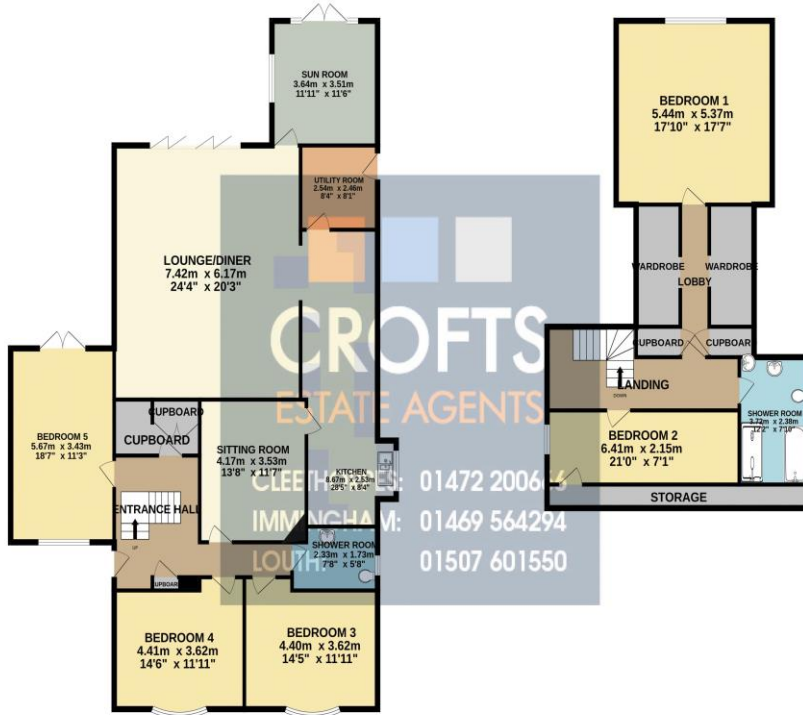
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**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  
176.8 sq.m. (1903 sq.ft.) approx.

1ST FLOOR  
86.1 sq.m. (927 sq.ft.) approx.



TOTAL FLOOR AREA: 262.9 sq.m. (2830 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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### BROCHURE APPROVAL

I/ We can confirm that the information in this brochure is accurate and factually correct

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