



# CROFTS ESTATE AGENTS

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



## Greenlands Avenue

New Waltham  
DN36 4YE

Offers in the Region Of  
£299,950

Crofts estate agents are delighted to offer for sale this spacious four bedroom detached family home which is situated on a corner plot. Located within the ever popular village of New Waltham, this property is expected to be popular and therefore comes with viewing highly advised. Nearby there are a wide variety of local amenities including shops, public houses, schools as well as good bus and road links. Internal viewing will reveal the entrance hall, WC, lounge, utility room and kitchen-diner to the ground floor. To the first floor there are four bedrooms, the en-suite and bathroom. Externally there are gardens to the front and rear with off road parking and a single garage and the property also benefits from uPVC double glazing and gas central heating.

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**Entrance Hall**

Entering the property reveals coving to the ceiling, a radiator and vinyl flooring. There are also two built in storage cupboards.

**WC**

With an opaque window to the front elevation, a radiator, tiled floor, WC and vanity basin.

**Lounge**

19' 5" x 11' 4" (5.93m x 3.45m)

The lounge has dual aspect windows to the front and rear elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a wall mounted electric fire.

**Utility room**

5' 11" x 9' 1" (1.80m x 2.77m)

The utility room has a window to the front elevation, a radiator and Karndean flooring. There is also a sink and drainer, plumbing for a washing machine and fitted units.

**Kitchen/Diner**

19' 9" x 11' 5" (6.01m x 3.47m)

The kitchen-diner has a window to the front elevation, French doors to the rear and Karndean flooring. There is also a modern range of fitted units with a sink and drainer and an electric oven and hob with an extractor over. There is also a good space for a table and chairs and LED kickboard lights.

**First Floor Landing**

With a window to the rear on the staircase, access to the loft, coving to the ceiling and a carpeted floor.

**Bedroom One**

13' 8" x 11' 3" (4.17m x 3.42m)

Bedroom one has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a range of fitted furniture.

**En-suite**

5' 4" x 7' 10" (1.62m x 2.39m)

The en-suite has an opaque window to the front elevation, a heated towel rail and vinyl flooring. There is also a WC, basin and walk in shower cubicle with an mains shower.

**Bedroom Two**

9' 7" x 11' 4" (2.93m x 3.46m)

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

**Bedroom Three**

9' 5" x 11' 4" (2.88m x 3.46m)

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

#### **Bedroom Four**

6' 11" x 11' 7" (2.10m x 3.52m)

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

#### **Bathroom**

6' 10" x 9' 4" (2.08m x 2.84m)

The bathroom has an opaque window to the front elevation, a heated towel rail and a tiled floor. There is also a WC, basin and bath with an electric shower.

#### **Garage**

With an up and over door, electrics and a window to the rear.

#### **Outside**

Situated on a corner plot with a good frontage, there is ample off road parking, a lawn and established shrubs. There is also access to the rear garden through the side. The rear garden is lovely sight, with a further lawn, two patio areas, one with a pergola over, established shrubs and perimeter fencing.

#### **Tenure**

Freehold. 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  
72.9 sq.m. (785 sq.ft.) approx.

1ST FLOOR  
58.7 sq.m. (632 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		81   B
69-80	C	71   C	
55-68	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 enquiries, 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.