



# CROFTS ESTATE AGENTS

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



2 Garrick Lane  
New Waltham  
DN36 4WD

Offers in the Region Of  
£340,000

Crofts Estate Agents are delighted to bring to the market this superior five bedroom detached house. Extended to the side on the ground floor, this super family home now offers the option for an extra bedroom and study room to the ground floor, this very flexible lay out could serve as an annexe for an elderly relative or older teen. As well as this extension the property also already offered open plan kitchen breakfast and dining room, utility room, lounge, entrance hall and cloakroom to the ground floor with four bedrooms, family bathroom and main bedroom en suite to the first floor. Outside as well as off road parking on block paved driveway for approximately four cars with secure metal gate, the property also offers a substantial double detached brick garage. The gardens are well kept to the front and back with neat lawns and two separate patios to the rear.

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**Entrance hall**

12' 7" x 8' 1" (3.83m x 2.46m)

A large entrance hall has uPVC frosted door and windows to the front, storage cupboard, neutral decor to coving, wood laminate flooring, radiator and ceiling light.

**Lounge**

16' 11" x 14' 9" (5.16m x 4.49m)

A spacious lounge has uPVC bay to the front and half bay to the side. The room has blue decor with decorative coving. There is biscuit carpet, radiator and feature cream granite fireplace with gas fire.

**Cloakroom**

6' 3" x 3' 10" (1.90m x 1.17m)

The cloakroom has matching white sink and WC, green decor, wood laminate floor, frosted uPVC window, radiator, ceiling light and extractor.

**Kitchen breakfast dining room**

12' 0" x 25' 1" (3.66m x 7.65m)

A large open plan room with dining space one end, breakfast bar to the middle and kitchen to the other end. The kitchen has a range of white units to wall and base with wood effect worktop and double sink drainer over. There is integral NEFF double oven grill, five ring NEFF hob and space for dish washer. There is multi toned pale pastel colour splash back tiling, neutral decor, uPVC window to the

rear, uPVC French doors from the dining area, wood laminate flooring, ceiling light and radiator.

**Utility room**

5' 9" x 12' 4" (1.75m x 3.76m)

Open plan to the kitchen the utility has matching units, splash back tiling and work tops as the kitchen with space for American style fridge freezer, washing machine and dryer. There is wood laminate flooring, radiator, uPVC frosted door to the side and three down lights.

**Study room**

10' 5" x 10' 4" (3.17m x 3.14m)

One of the extended rooms serves as a play room currently and has wood laminate flooring, grey decor, radiator, uPVC window, five down lights, coving and loft access.

**Bedroom Five (Ground floor)**

11' 10" x 10' 4" (3.60m x 3.14m)

Also part of the extended part this room currently is used a hobby room but is flexible as a bedroom as we have called it. The room has uPVC window to the front, laminate flooring, grey decor to coving and radiator.

**Stairs and landing**

The stairs turn 180 degrees to the first floor and has brown carpet, neutral decor, uPVC window, ceiling light and loft access. The loft has pull down ladders and is boarded out to the majority of the space.

#### **Bedroom One**

11' 10" x 11' 1" (3.61m x 3.38m)

The main bedroom has stunning fitted wardrobes with four high gloss sliding doors with bespoke shelving in behind. The room has green decor, grey carpet, uPVC window with blind, six down lights and radiator.

#### **En suite**

8' 9" x 5' 8" (2.66m x 1.73m)

The en suite has large shower cubicle, white WC and matching sink, black tiled floor, white tiled walls, frosted uPVC window, 10 down lights, radiator and extractor.

#### **Bedroom Two**

10' 1" x 12' 4" (3.08m x 3.76m)

Another double bedroom has uPVC window to the rear with blind, grey carpet, cream decor and radiator.

#### **Bedroom Three**

6' 4" x 12' 4" (1.92m x 3.75m)

The third bedroom has uPVC window to the front with blind, stunning fitted wardrobes, grey carpet, blue decor and radiator.

#### **Bedroom Four**

5' 8" x 12' 5" (1.73m x 3.78m)

The fourth bedroom has uPVC window to the rear with fitted blind, grey carpet, pink decor, airing cupboard and radiator.

#### **Family Bathroom**

8' 9" x 10' 0" (2.66m x 3.05m)

The family bathroom has P shaped bath with shower and glass screen over, vanity sink and matching white WC. The room has black and white tiled walls with white tiled floor, chrome towel radiator, 9 down lights, frosted uPVC window, shaver point and extractor.

#### **Double detached garage**

17' 11" x 17' 10" (5.47m x 5.43m)

A brick and tiled double garage has two separate metal doors to enter with uPVC frosted door and window to the side. Inside the

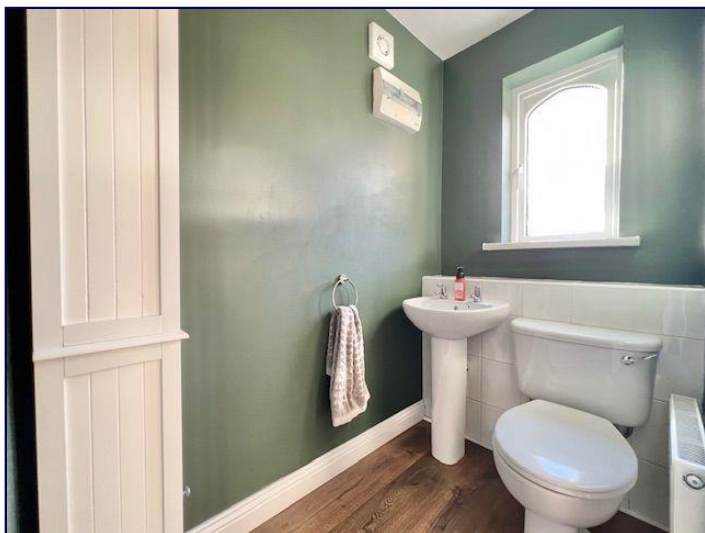
garage has power and light with the garage neatly shelved and racked out for storage.

#### **Rear garden**

A good sized rear garden is laid primarily to lawn slab patio area to the back of the house and block paved patio area to the back of the garden. There are gravel borders to one side with mature trees which provide some screening to the neighbour. The garden has 6 foot plus timber fencing to all sides with block paved driveway leading from the garage back to the front to tall iron gates.

#### **Front garden**

A neat frontage has open fronted block paved driveway to tall iron gates leading on to more parking and garage. The garden is laid to lawn to the front with slab path laid to the front door which has a covered porch. There are tall mature conifer trees and a raised area of decking.





**Tenure**

Believed to be Freehold, awaiting solicitors' formal confirmation.  
All interested parties are advised to make their own enquiries.

**Services**

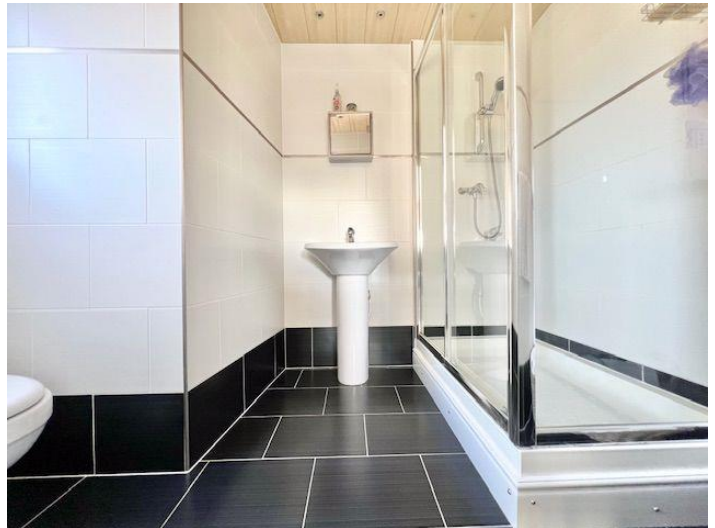
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

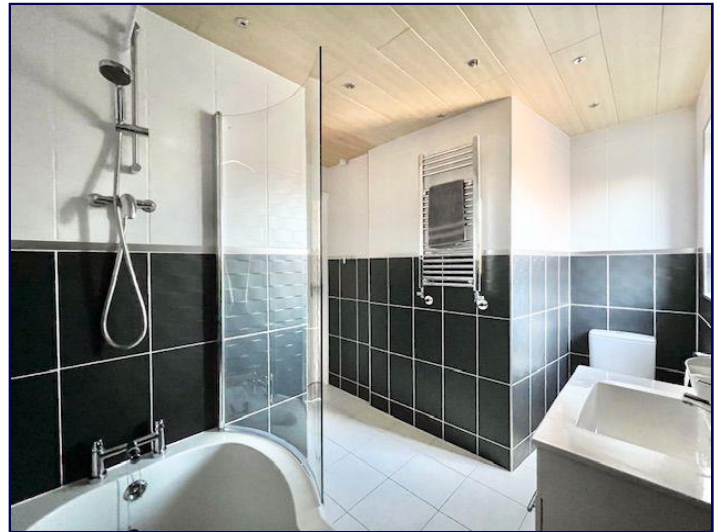
**Viewings**

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

**Council Tax Information**

Band E: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)



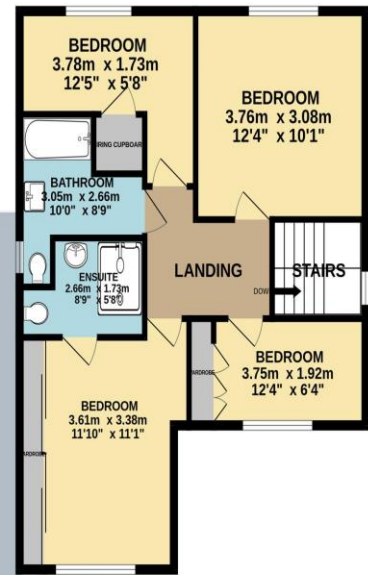
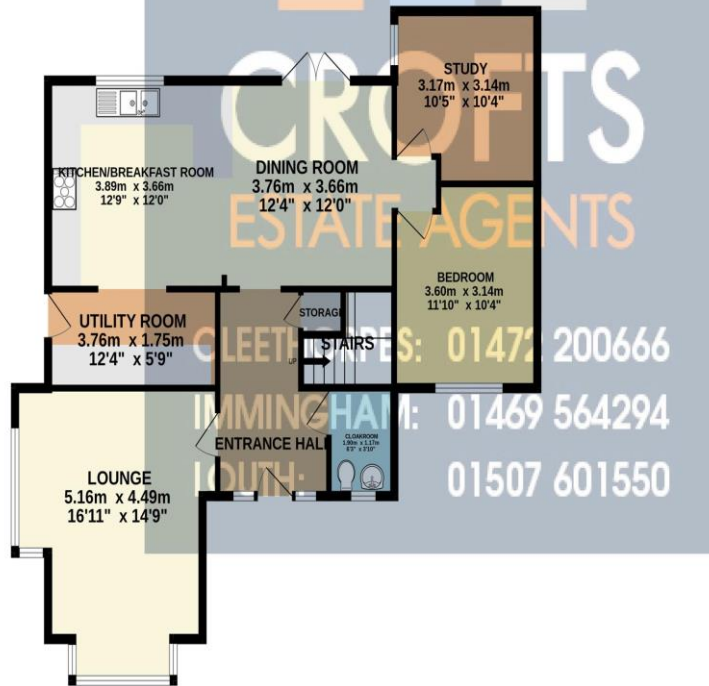
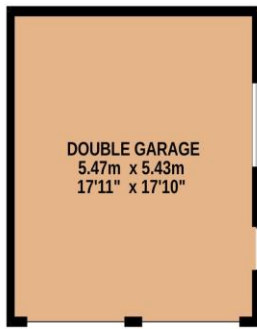


**OPEN 7 DAYS A WEEK**

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR  
119.1 sq.m. (1282 sq.ft.) approx.

1ST FLOOR  
64.5 sq.m. (695 sq.ft.) approx.



TOTAL FLOOR AREA: 183.6 sq.m. (1976 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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