



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



8 Vardo Close
New Waltham
DN36 4ES

Offers in the Region Of
£350,000

Superb FOUR BEDROOM DETACHED HOUSE now available on the prestigious Becklands development in the very popular commuter village of NEW WALTHAM. Close to excellent schooling, transport links, amenities and parks, this property ranks very highly when ticking boxes for the ideal family home. Positioned on a quiet Cul-de-sac location the property briefly consists of everything you need including entrance hall, cloakroom, utility, home study room, open plan kitchen breakfast dining room, sun room, spacious lounge to the ground floor with four bedrooms, family bathroom and en suite master shower room to the first floor. As well as off road gated parking for at least two cars, the property has detached single garage with neat lawn gardens to both the front and south facing rear. A great property beautifully presented that we think you will fall in love with. Call us now to view!

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 :

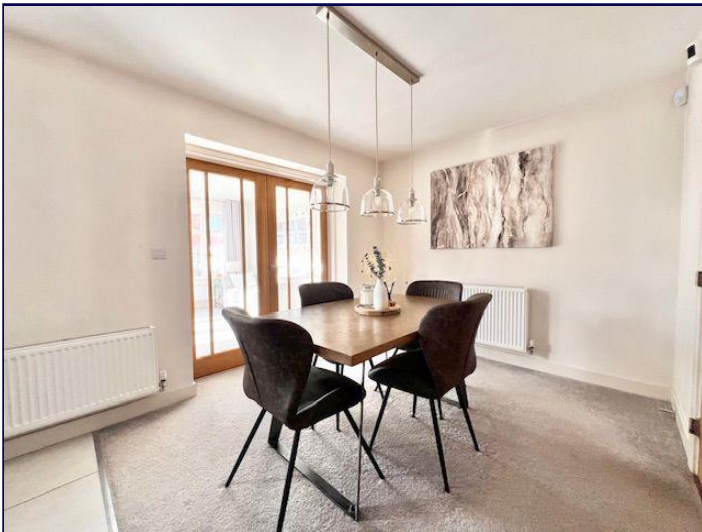
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Entrance hall

15' 10" x 6' 8" (4.83m x 2.04m)

Well presented entrance hall from composite frosted wood effect door, off white decor, neutral carpet, uPVC window, radiator with cover and ceiling light.

Cloakroom

5' 10" x 2' 9" (1.77m x 0.85m)

With matching white WC and corner sink with grey splash back tiling, off white decor, wood effect vinyl flooring, radiator, down light and extractor.

Utility room

5' 3" x 6' 8" (1.61m x 2.03m)

The utility has matching grey units as the kitchen with wood effect work top over. There is space under for washing machine and dryer and in the room there is frosted uPVC door to the side, wood effect vinyl floor, radiator, neutral decor, splash back to match the work top, ceiling light and extractor.

Study

8' 11" x 6' 8" (2.73m x 2.03m)

The study if needed could be a fifth bedroom and currently has uPVC window to the front with blinds, off white decor, neutral carpet, radiator and pendant light.

Lounge

15' 10" x 10' 11" (4.83m x 3.32m)

A good sized spacious lounge has uPVC bay window to the front with blinds, off white decor, neutral carpet, radiator and pendant light.

Kitchen breakfast room

15' 6" x 10' 0" (4.73m x 3.05m)

The breakfast kitchen is open plan to the dining room and has a range of grey gloss units with wood effect worktop, splash back returns, breakfast bar and 1.5 sink drainer over. There is an integral dishwasher, double oven grill, gas hob with extractor over and space for a large American style fridge freezer. The area has, neutral off white decor, two uPVC windows with blinds, wood effect vinyl floor, radiator, four down lights and pendant light.

Dining room

8' 11" x 10' 0" (2.73m x 3.05m)

Open plan to the breakfast kitchen, the dining area has space for dining table and chairs, neutral carpet, off white decor, radiator and a tripe pendant light. There are solid oak French doors from the lounge and French glazed doors to the sun room.

Sun room

12' 0" x 10' 0" (3.66m x 3.05m)

The sun room can be open plan or closed off with the French doors with the area also having uPVC French doors to the patio area.

The sun room has neutral carpet, off white decor, uPVC windows, radiator and pendant light.

Stairs and landing

The stairs and landing both have neutral carpet and off white decor with the landing having, airing cupboard, loft access, radiator and pendant light.

Bedroom One

11' 2" x 14' 3" (3.40m x 4.34m)

The large main bedroom has fitted mirror wardrobes to one side of the room, uPVC window and blinds to the front, radiator, off white decor with feature wall and pendant light.

En suite

6' 5" x 7' 0" (1.95m x 2.14m)

The en suite has corner shower with tiled splash backs, vanity sink and WC, off white decor, frosted uPVC window, shaver point, two down lights, wood effect vinyl floor and chrome towel radiator.

Bedroom Two

13' 4" x 10' 4" (4.07m x 3.15m)

Good sized double bedroom with uPVC window to the front with blinds, off white decor, radiator and pendant light.

Bedroom Three

11' 9" x 9' 0" (3.57m x 2.74m)

Good sized double bedroom with uPVC window to the rear with blinds, off white decor, radiator and pendant light.

Bedroom Four

10' 10" x 9' 0" (3.31m x 2.75m)

Another double bedroom with uPVC window to the rear with blinds, off white decor, radiator and pendant light.

Family Bathroom

5' 7" x 8' 5" (1.70m x 2.57m)

The bathroom has white three piece bathroom suite with splash back tiling, off white decor, frosted uPVC window, wood effect vinyl, chrome towel radiator, extractor and three down lights.

Garage

18' 7" x 9' 9" (5.66m x 2.96m)

A brick and tile built garage has up and over metal front door, power and light.

Rear garden and patio

The rear garden has large extended patio with picket fencing and gate leading onto the neat south facing turf. The garden has 6 foot plus timber fencing to the boundary with block paved driveway leading from tall timber gates to the garage.

Front garden and driveway

The front garden has neat lawn with block paved driveway leading to timber gates and on to the driveway with slab path leading to a covered porch.



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

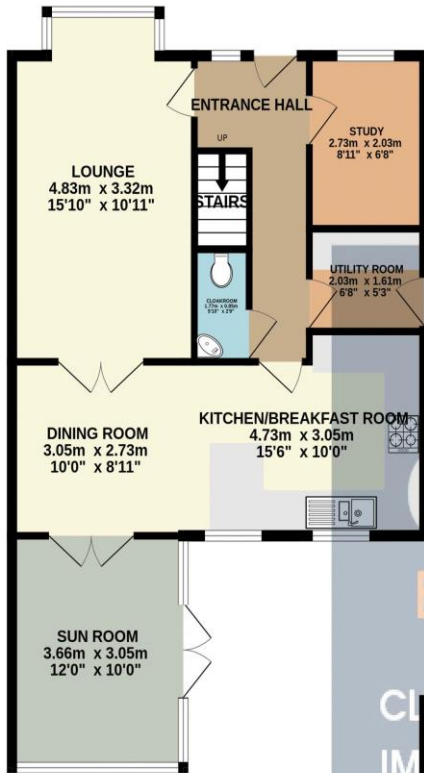




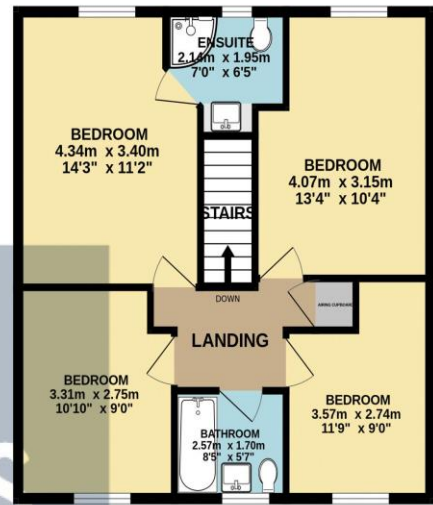
OPEN 7 DAYS A WEEK

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
84.5 sq.m. (909 sq.ft.) approx.

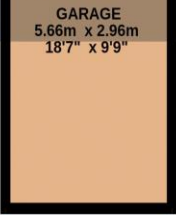


1ST FLOOR
56.1 sq.m. (604 sq.ft.) approx.



CROFTS
ESTATE AGENTS

CLEETHORPE: 01472 200666
IMMINGHAM: 01469 564294
LOUTH: 01507 601550



TOTAL FLOOR AREA: 140.6 sq.m. (1514 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 ©2023