



1 Crofters Grove, New Waltham, North East Lincolnshire, DN36 4WL
£260,000

Key Features:

- Two Bedroom Detached Bungalow
- Quiet Cul De Sac Setting
- Popular Residential Area of New Waltham
- Spacious Lounge
- Open Plan Kitchen/Dining Room
- Modern Shower Room
- Private Rear Garden
- Ample Driveway Parking
- Detached Garage

Tucked away within a select cul-de-sac of just five bungalows, this immaculately presented detached home offers well planned accommodation, generous parking and a high degree of privacy, making it an ideal choice for those seeking single-storey living in a peaceful village setting.

The accommodation is welcomed by an L-shaped entrance hall, with glazed French doors opening into a spacious bay fronted lounge, featuring an attractive granite fireplace as its focal point. The modern fitted kitchen is well appointed with a comprehensive range of high gloss units, incorporating a built-in oven and induction hob, and opens directly into the adjoining dining room to create a sociable open plan living space. Both bedrooms are comfortable doubles, each benefiting from built-in wardrobes, while the contemporary shower room includes a large walk-in shower and vanity unit.

Outside, the property enjoys a completely private rear garden of an excellent size, providing a peaceful outdoor space to relax or entertain. Driveways to either side of the property provide ample off-road parking, including ideal space for a caravan or motorhome, with one leading to the detached garage.

Situated in the ever-popular village of New Waltham, the property is conveniently placed for a range of everyday amenities, with excellent access to both Grimsby town centre and the seaside resort of Cleethorpes.



LOUNGE

19'1" x 11'10" (5.83 x 3.63)

KITCHEN

12'9" x 9'8" (3.91 x 2.95)

DINING ROOM

11'4" x 7'1" (3.47 x 2.18)

SHOWER ROOM

8'3" x 6'6" (2.53 x 2.00)

BEDROOM 1

12'11" x 8'8" (3.95 x 2.65)

BEDROOM 2

9'3" x 8'0" (2.84 x 2.44)

GARAGE

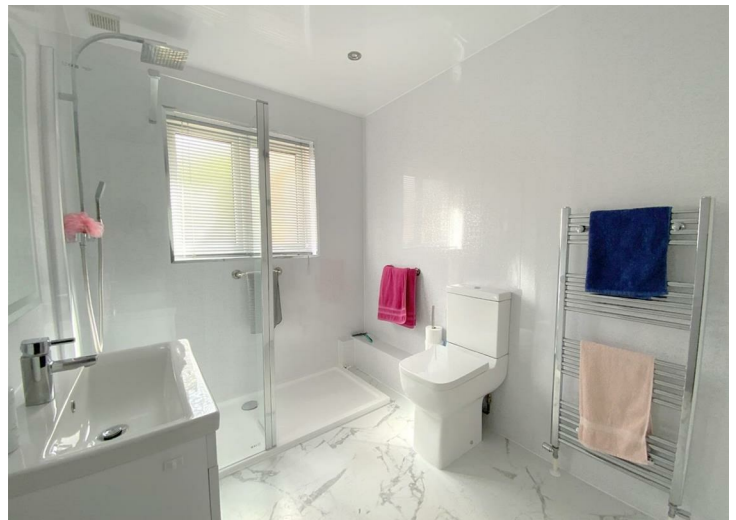
18'0" x 9'5" (5.50 x 2.89)

TENURE

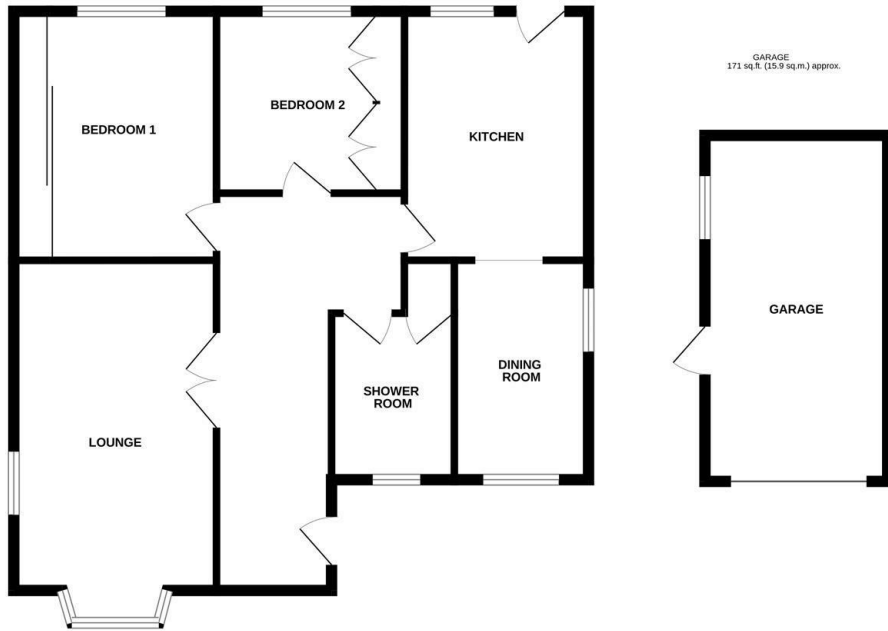
Freehold

COUNCIL TAX BAND

C



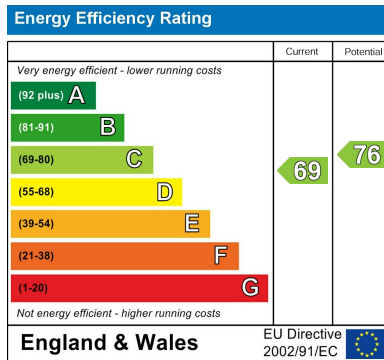
GROUND FLOOR
833 sq.ft. (77.4 sq.m.) approx.



GARAGE
171 sq.ft. (15.9 sq.m.) approx.

TOTAL FLOOR AREA: 1004 sq.ft. (93.3 sq.m.) 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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Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

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