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



Becklands Avenue

New Waltham
DN36 4FA

£220,000

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

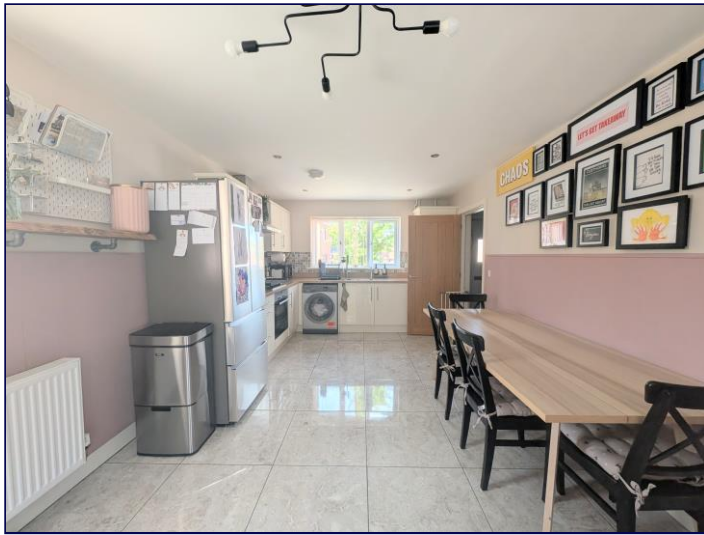
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Property Introduction

Crofts Estate Agents are delighted to offer for sale this highly attractive three-bedroom semi-detached home, built in 2018 and situated within the popular Becklands development in New Waltham. Beautifully presented throughout, this modern property offers stylish, versatile accommodation and would make an excellent family home. The property enjoys a convenient position with excellent links to both Grimsby and Cleethorpes, while a wide range of amenities are close by, including well-regarded schools, shops, supermarkets, pubs and eateries. The ground floor offers a welcoming entrance hall with useful downstairs WC, leading into an impressive open-plan living space. This superb room incorporates a modern fitted kitchen, dining area and generous lounge, creating a sociable environment ideal for both everyday family life and entertaining. The kitchen provides a good range of storage and preparation space, with the lounge enjoying access to the rear garden via patio doors. To the first floor are three well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room. A modern three-piece family bathroom completes the accommodation. Externally, the rear garden provides an attractive and well-maintained outdoor space, combining lawn, decking and patio areas, making it ideal for relaxing and entertaining. A driveway and garage provide useful off-road parking and storage. The property also benefits from the quality and efficiency associated with a modern build, including PVC double glazing, modern central heating and good insulation. An internal viewing is highly recommended to fully appreciate the

presentation, accommodation and desirable location this excellent home has to offer.

Entrance Hall

Entering the property reveals a radiator and laminate flooring.

WC

With a radiator, WC and basin.

Lounge

The lounge is open plan off the kitchen-diner with a window and French doors to the rear elevation, a radiator and laminate flooring.

Kitchen/Diner

The kitchen-diner has a window to the front elevation, a radiator and a tiled floor. There is also a range of fitted units with a one and a half sink and drainer, plumbing for a washing machine and an electric oven and gas hob with an extractor over.

First Floor Landing

The first floor landing has a radiator and a carpeted floor.

Bedroom One

Bedroom one has a window to the front elevation, a radiator and a carpeted floor. There are also fitted wardrobes.

En-suite

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

Bedroom Two

Bedroom two has a window to the rear elevation, a radiator and laminate flooring.

Bedroom Three

Bedroom three has a window to the rear elevation, a radiator and laminate flooring.

Bathroom

The bathroom has an opaque window to the rear elevation, partially tiled walls along with a modern suite with a WC, basin and a bath.

Outside

With a small garden to the front. The rear garden has a lawn, established shrubs and is enclosed by perimeter fencing. There is also a patio area and decked area with a pergola, ideal for alfresco dining. There is also a driveway and garage to the rear.

Garage

With an up and over door and electrics.

Tenure

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

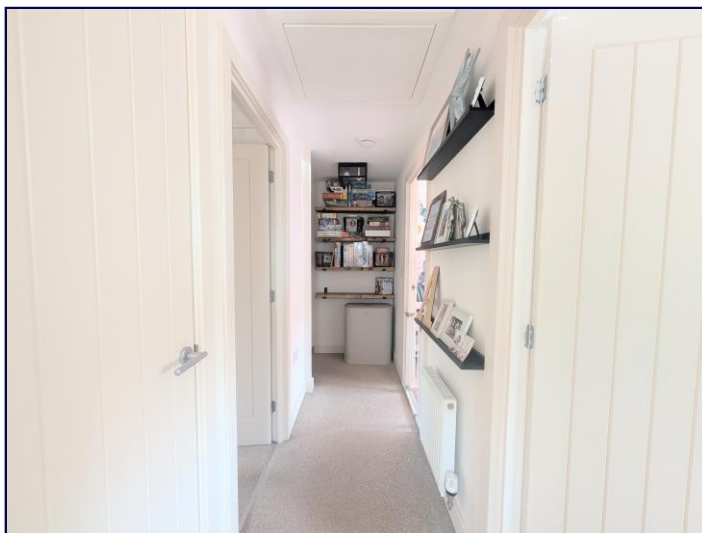
Services

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.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		