



# CROFTS ESTATE AGENTS

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



## Skinner's Lane

Waltham  
DN37 0EW

Guide Price £155,000

**\*\*For Sale by Modern Auction – T & C's apply\*\*** Offered for sale with no forward chain on the vendors side, this two bedroom detached bungalow is found within this sought after location in the popular village of Waltham, which itself boasts ample amenities and shops. This lovely home benefits from gas central heating and uPVC double glazing and briefly comprises entrance hallway, lounge to the rear, fitted kitchen, shower room and two bedrooms. Front and rear gardens, driveway and detached garage. Viewing is highly advised.

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**Entrance Hallway**

With uPVC door to the side elevation. Central heating radiator.

**Lounge**

17' 0" x 10' 11" (5.169m x 3.316m)

With sliding double glazed patio doors to the rear elevation. Pleasantly decorated and having coving to the ceiling. Central heating radiator. Fireplace.

**Kitchen**

9' 5" x 8' 10" (2.864m x 2.698m)

The kitchen offers a good complement of fitted wall and base units with contrasting roll edged work surfacing with inset bowl sink and drainer. Gas cooker point with filter hood over. Plumbing for a washing machine. Tiled flooring. Central heating radiator. uPVC double glazed window to the rear elevation.

**Shower Room**

8' 2" x 5' 6" (2.490m x 1.664m)

Equipped with a pedestal wash hand basin, w.c and shower cubicle. Tiling to the wall and floor surfaces. Loft access to the ceiling. Central heating radiator. uPVC double glazed window to the side elevation.

**Bedroom One**

13' 1" x 9' 4" plus doorway (3.984m x 2.841m)

uPVC double glazed window to the front elevation. central heating radiator. Cupboard.

**Bedroom Two**

8' 6" x 10' 6" (2.586m x 3.189m)

uPVC double glazed window to the front elevation. Central heating radiator.

**Outside**

The property benefits from lawned gardens complemented with established shrubs to both the front and rear elevations, with the rear garden also enjoying a sunny facing aspect and a good degree of privacy. Driveway creating ample off road parking located behind secure gated access to the front and leading on down to a detached brick garage.

### **Auctioneers Comments**

Auctioneer Comments This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

### **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, all viewings are strictly by appointment only please.

### **Council Tax Information**

Band C: 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**

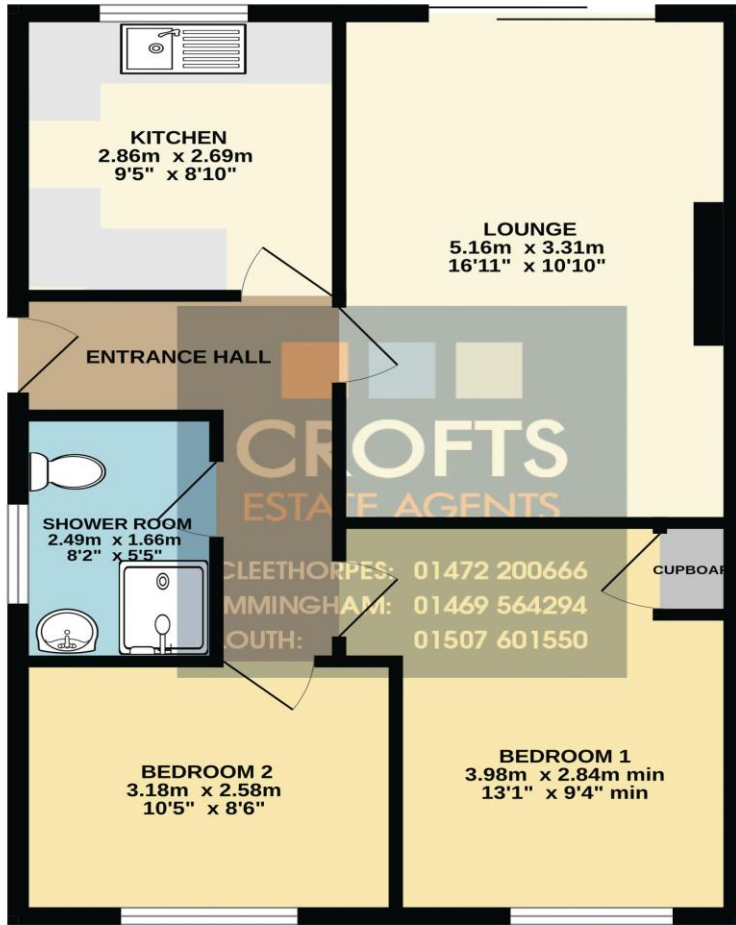
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

*STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.*





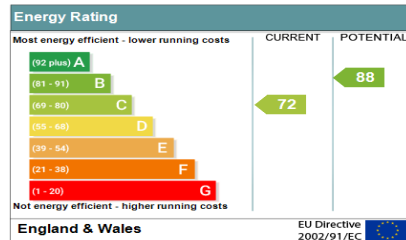
GROUND FLOOR  
54.4 sq.m. (586 sq.ft.) approx.



TOTAL FLOOR AREA: 54.4 sq.m. (586 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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Address: 2 Skinners Lane, Waltham, GRIMSBY, DN37 0EW  
RRN:



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