



CROFTS ESTATE AGENTS

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



Cheesemans lane

Waltham
DN37 0EP

Offers in the Region Of
£239,950

Crofts estate agents are delighted to offer for sale this deceptively large extended semi detached property which is located within a highly desirable location in the ever popular village of Waltham. Ideal for a variety of would be buyers this property is sure to be popular and therefore comes with viewing highly advised. The current owners have spent a considerable amount of money and vastly improved the property into the lovely modern home you can see today. Nearby there are a wide variety of local amenities and schools and also excellent road links. Internal viewing will reveal the entrance hall, lounge, dining room, snug, kitchen and WC all to the ground floor. To the first floor there are three bedrooms and a superb modern bathroom. Externally there are gardens to the front and rear, an extra garden space to the side, a garage and an abundance of off road parking and the property also benefits from uPVC double glazing and gas central heating.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Hall

Entering the property reveals a radiator and a carpeted floor. There is also an under stairs cupboard and cloakroom.

Lounge

14' 4" x 12' 9" (4.37m x 3.89m)

The lounge has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

Kitchen

17' 4" x 10' 0" (5.28m x 3.05m)

The kitchen has dual aspect windows to the rear and side elevation, a radiator and laminate flooring. There is also a fitted kitchen with plenty of units to base and eye level with masses of counter space along with a one and a half sink and drainer, there is plumbing for a washing machine, an integrated dishwasher that will be staying in the property and there is also an electric oven and hob with an extractor over.

Dining Room

9' 4" x 9' 0" (2.84m x 2.75m)

The dining room has coving to the ceiling and a carpeted floor.

Snug

7' 7" x 7' 11" (2.30m x 2.41m)

The snug has French doors to the rear elevation, a radiator and vinyl flooring.

First Floor Landing

The first floor landing has a window to the side elevation, a carpeted floor and a cupboard.

Bedroom One

10' 7" x 9' 7" (3.22m x 2.93m)

Bedroom one has a window to the front elevation, a radiator, carpeted floor and built in wardrobes.

Bedroom Two

8' 5" x 9' 11" (2.56m x 3.03m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor.

Bedroom Three

8' 5" x 9' 2" (2.56m x 2.80m)

Bedroom three has a window to the rear elevation, a radiator and a carpeted floor.

Bathroom

7' 8" x 5' 10" (2.33m x 1.77m)

The bathroom has an opaque window to the front elevation, a heated towel rail and a lovely modern suite with a WC, basin and a bath with a glass screen and shower over.

Outside

To the front there is lawn, established shrubs and a driveway providing off road parking. A gate then opens to reveal further parking and space for a caravan if required. There is a lovely rear garden enclosed by perimeter fencing with a further lawn and a patio area ideal for alfresco dining. A gate then opens to reveal access to the garage and a side garden which is all low maintenance and ideal as a lovely seating or could be used in another way if required.

Garage

The garage has an up and over door, a door and window to the side elevation 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.

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

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit 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

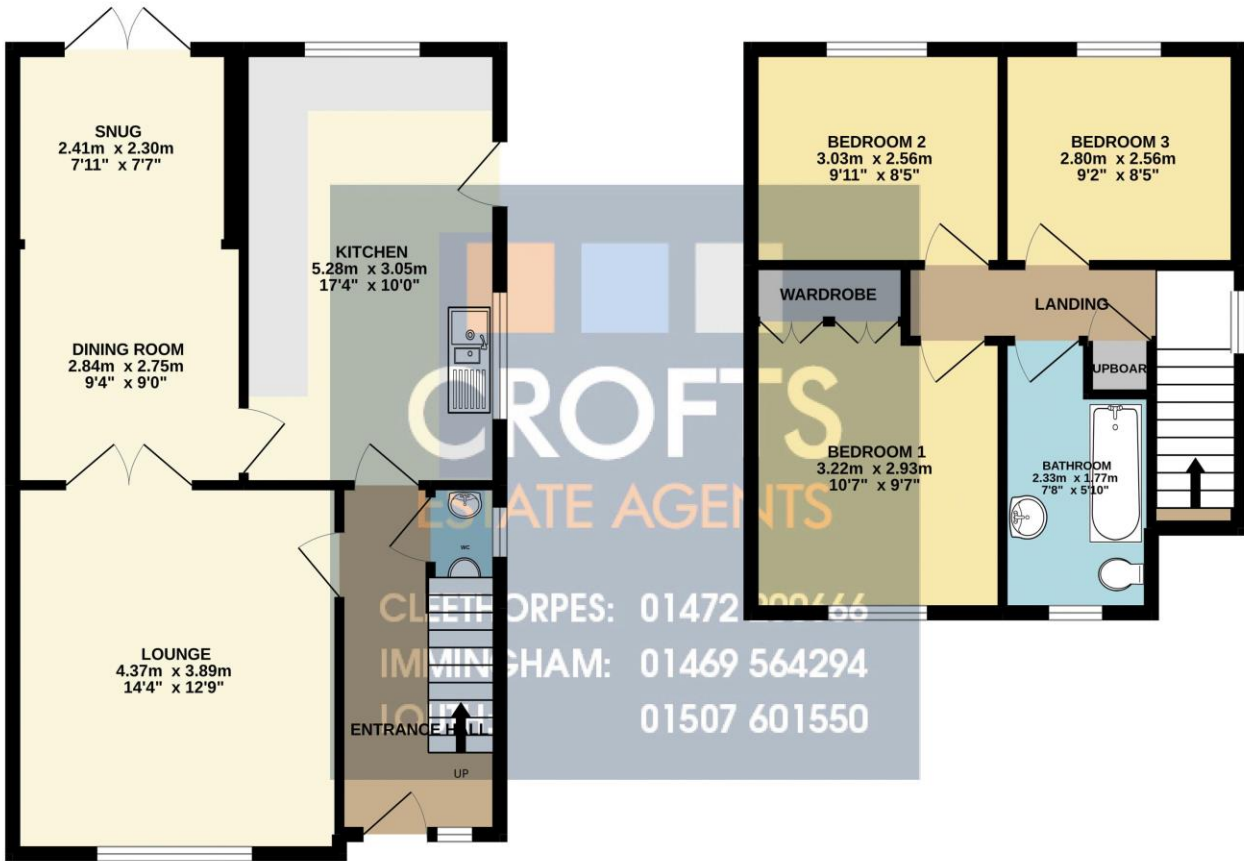
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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



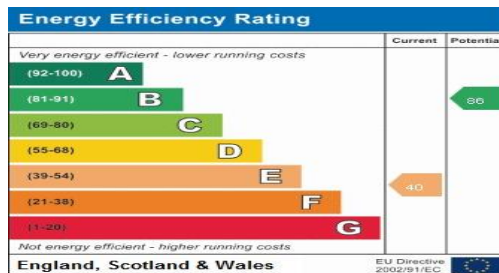
GROUND FLOOR
54.4 sq.m. (585 sq.ft.) approx.

1ST FLOOR
37.7 sq.m. (406 sq.ft.) approx.



TOTAL FLOOR AREA: 92.1 sq.m. (991 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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