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CLEETHORPES
01472 200666

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



Mill View

Waltham
DN37 0HJ

£182,000

Early viewing is highly advised on this well maintained and presented three bedroom semi-detached family home located within this popular and well regarded residential area within the sought after village of Waltham. Over the past two/three years the property has had many upgrades such as bathroom replaced, kitchen replaced, boiler replacement around two years ago, new door and gutters within the past two/three months and new updated ten year battery to the security alarm system. This pleasant property briefly comprises entrance hallway, lounge, breakfast/dining kitchen, landing, bathroom and three bedrooms. Front and rear gardens with the rear enjoying a sunny facing aspect and a good degree of privacy. Driveway and attached timber garage. Viewing is highly advised on this lovely home.

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 Hallway

Neutrally decorated the entrance hallway has a uPVC double glazed entry door with adjoining glazed window to the front elevation. Coving to the ceiling and dado rail to the walls. Central heating radiator. Staircase to the first floor with storage beneath.

Lounge

15' 10" x 10' 9" (4.830m x 3.269m)

Pleasantly presented and with coving to the ceiling, the lounge has a uPVC double glazed bow window to the front elevation. Central heating radiator. Living flame gas fire with brick surround and wooden mantle. Door through to the kitchen / breakfast room.

Kitchen/Breakfast Room

8' 0" x 16' 10" (2.447m x 5.128m)

Replaced in the past three years, this well proportioned breakfast kitchen has a uPVC double glazed window and sliding patio doors to the rear elevation. Coving to the ceiling and dado rail to the walls to the dining area. The kitchen offers a good range of fitted wall and base units with contrasting work surfacing with inset bowl sink and drainer. Splashback tiling. Electric cooker point. Ample space to accommodate a table and chairs. Central heating radiator.

First Floor Landing

Offering coving and loft access to the ceiling and dado rail to the walls, the landing has a uPVC double glazed window to the side aspect.

Bathroom

5' 6" x 6' 5" (1.669m x 1.951m)

The bathroom was installed around two years ago and is equipped with a close coupled w.c, vanity wash hand basin and a panelled bath with shower screen and electric shower over. Aqua boarding to the walls. Chrome effect central heating radiator.

Bedroom One

11' 3" x 10' 3" (3.420m x 3.119m)

uPVC double glazed window to the rear elevation. Coving to the ceiling. Central heating radiator.

Bedroom Two

12' 7" x 9' 2" (3.836m x 2.783m)

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

Bedroom Three

7' 5" minimum x 7' 3" (2.257m x 2.215m)

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

Front Garden

Set upon this elevated plot, the front garden has a driveway creating off road parking for a couple of cars and leading upto the timber attached garage. The remainder of the front garden is lawned complemented with established shrubs and plants.

Rear Garden

Enjoying a sunny facing aspect, the rear garden also benefits from a reasonable degree of privacy. Offering lawned garden with established shrubs, plants and flower beds. Patio area with covered decked patio.

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 B: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

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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

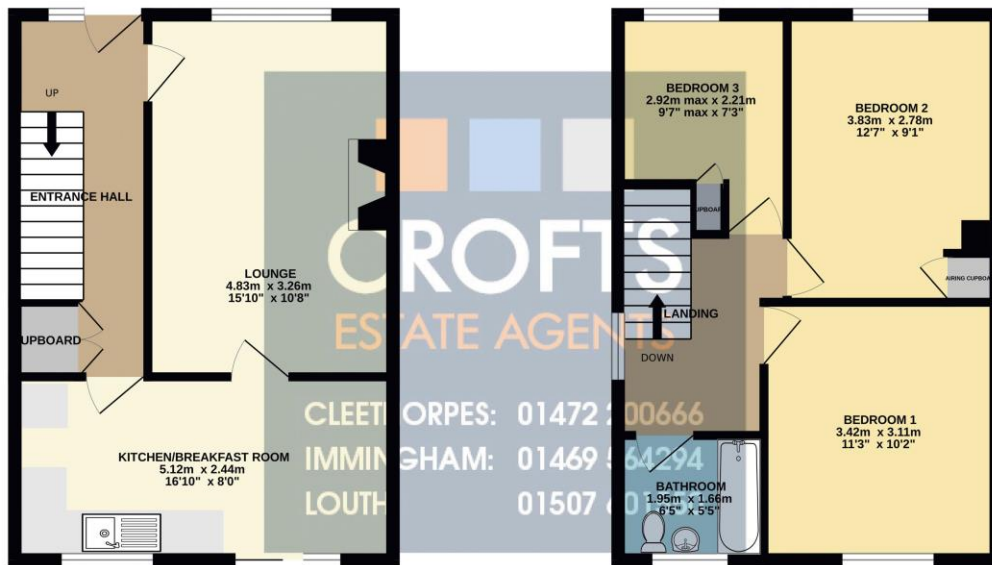
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
35.9 sq.m. (387 sq.ft.) approx.

1ST FLOOR
36.4 sq.m. (392 sq.ft.) approx.



TOTAL FLOOR AREA: 72.4 sq.m. (779 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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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