



CROFTS ESTATE AGENTS

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01472 200666

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



13 Moorland Drive

New Waltham
DN36 4NQ

Offers in the Region Of
£195,000

Crofts estate agents are delighted to offer for sale with NO FORWARD CHAIN this spacious detached property located within village of New Waltham. Standing within a larger than most plot and requiring a scheme of modernisation this property is expected to be popular and therefore comes with viewing highly advised. Nearby there are a wide variety of local amenities and schools and internal viewing will reveal the entrance hall, spacious lounge-diner, kitchen, three bedrooms, a bathroom and separate toilet. Externally there are gardens to the front and rear with ample off road parking and the property also benefits from uPVC double glazing and gas central heating.

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 12 Market Place, Louth, LN11 9PB

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

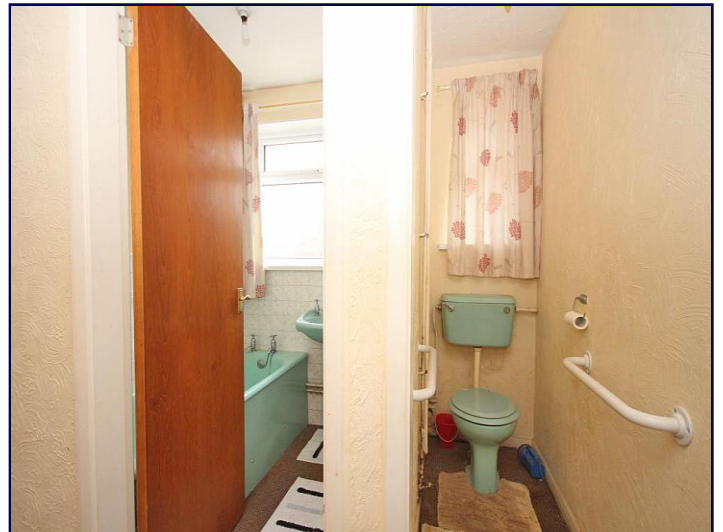
info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk

Fax: 01472 200 119



Entrance Hall

Entering the property reveals a radiator, carpeted floor and an under stairs cupboard.

Lounge/Diner

17' 8" x 22' 2" (5.39m x 6.76m)

The lounge-diner is L shape with dual aspect windows to the front and side elevation, two radiators and a carpeted floor.

Kitchen

12' 8" x 11' 9" (3.85m x 3.59m)

The kitchen has a window and door to the rear elevation, a radiator and a carpeted floor. There is also a range of fitted units with a sink and drainer.

Bedroom Three

7' 4" x 9' 11" (2.24m x 3.03m)

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

Bathroom

5' 5" x 4' 11" (1.64m x 1.49m)

The bathroom has an opaque window to the side elevation, a radiator and a carpeted floor. There is also a bath and a basin.

Cloakroom

5' 5" x 2' 5" (1.64m x 0.74m)

With an opaque window to the side elevation, a carpeted floor and a WC.

First Floor Landing

The first floor landing has a carpeted floor.

Bedroom One

17' 7" x 12' 3" (5.35m x 3.73m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor. There is also a built in wardrobe.

Bedroom Two

12' 10" x 12' 3" (3.91m x 3.73m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor. There is also a built in wardrobe.

Outside

To the front and rear there are good sized garden spaces. The front is accessed through a gate and reveals an abundance of off road parking. There is also a low maintenance area and established shrubs. The rear garden has a lawn, established shrubs, a shed, patio area and is enclosed by perimeter fencing.

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.

Viewing

By appointment only, telephone 01472 200666

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 01472 200666 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

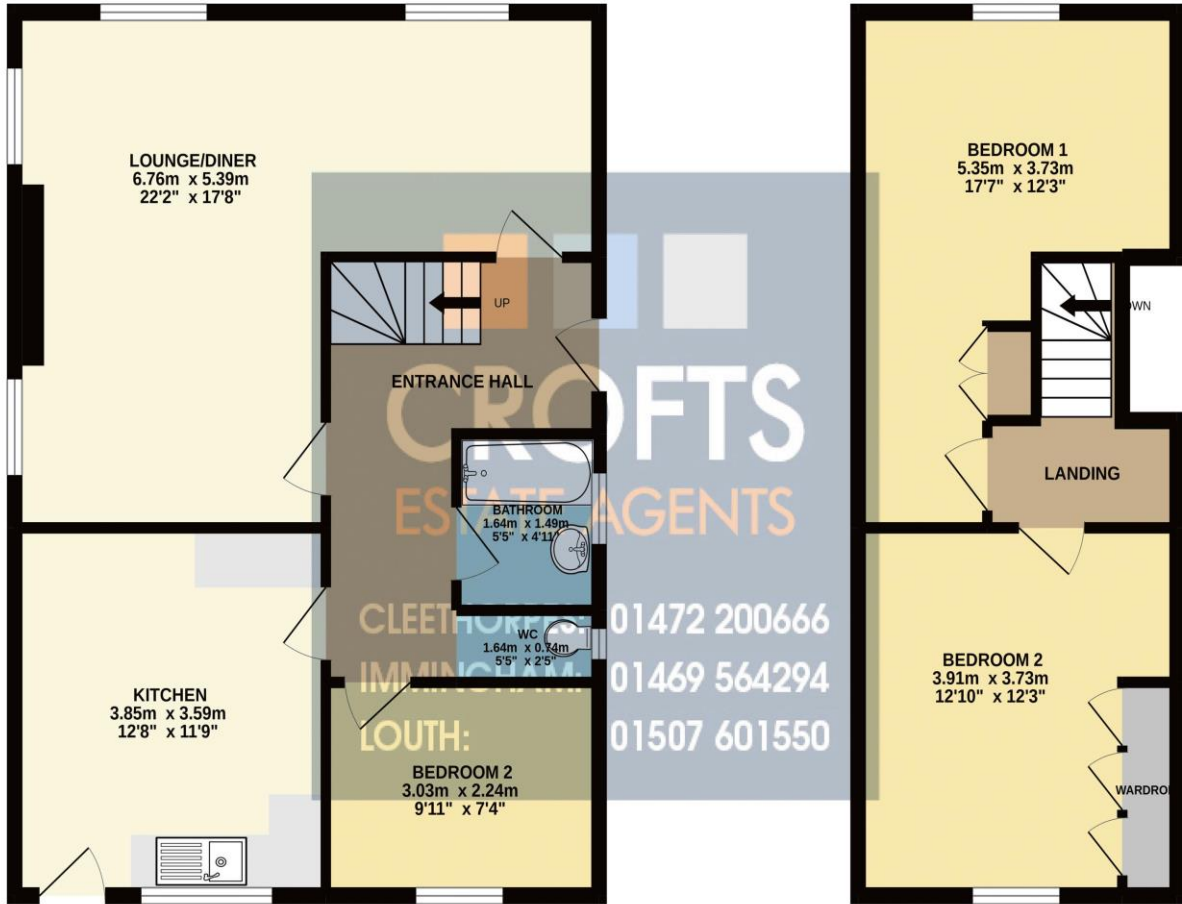
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
62.1 sq.m. (668 sq.ft.) approx.

1ST FLOOR
33.0 sq.m. (356 sq.ft.) approx.



TOTAL FLOOR AREA : 95.1 sq.m. (1024 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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