



**10 Pretymen Crescent, New Waltham, North East Lincolnshire, DN36 4NS**  
**£160,000**



## Key Features:

- Semi Detached Dormer Bungalow
- Three Bedrooms
- Popular Village Location
- Excellent Potential
- Spacious & Versatile Accommodation
- Good Sized Gardens
- No Forward Chain

NO FORWARD CHAIN | REQUIRES MODERNISATION | EXCELLENT POTENTIAL | PLEASANT VILLAGE LOCATION | VERSATILE ACCOMMODATION | GOOD SIZED GARDENS | AMPLE OFF ROAD PARKING & GARAGE | IDEALLY SITUATED FOR LOCAL AMENITIES | VIEWING HIGHLY RECOMMENDED  
A superb opportunity to acquire this spacious three bedroom dormer bungalow, found just off Station Road, in the ever popular village of New Waltham.

In need of a full scheme of modernisation and refurbishment, the accommodation comprises:- a side entrance hall, front aspect lounge, kitchen, bathroom, a rear aspect double bedroom, third bedroom/dining room, and first floor master bedroom and dressing room (potential en-suite bathroom). Front and rear lawned gardens, driveway parking and detached garage.





**LOUNGE**

16'9" x 11'3" (5.11 x 3.45)

**KITCHEN**

11'1" x 7'10" (3.39 x 2.41)

**BATHROOM**

7'3" x 6'3" (2.23 x 1.92)

**BEDROOM 2**

13'5" x 11'3" (4.10 x 3.44)

**BEDROOM 3/DINING ROOM**

11'2" x 7'10" (3.41 x 2.41)

**FIRST FLOOR**

**MASTER BEDROOM**

14'9" x 11'3" (4.52 x 3.45)

**DRESSING ROOM**

11'1" x 10'6" (3.39 x 3.22)

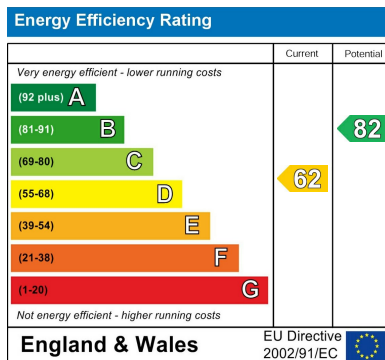
**TENURE**

**FREEHOLD**

**COUNCIL TAX BAND**

**B**





### Viewing

By appointment only.

### Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

### DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore

