



**12 Coltsfoot Drive, Waltham, North East Lincolnshire, DN37 0XL**  
**£190,000**

## Key Features:

- Three Bedroom Detached Property
- Popular Village Location
- Quiet Cul De Sac Position
- Well Presented Accommodation
- Ample Driveway Parking
- Detached Garage & Garden To The Rear

A well maintained three bedroom detached property occupying a quiet cul de sac position in this highly regarded residential area of Waltham. Situated close to Barnoldby Road, its location offers access to a wide range of amenities within the village, and in catchment of popular primary and secondary schools. The accommodation comprises; entrance hall, a front aspect lounge, kitchen diner to the rear, and first floor with three bedrooms and a bathroom. Outside, the front of the property provides ample parking space, and to the rear is a detached garage and enclosed lawned garden.



## ENTRANCE HALL

Front access to the property, with staircase to the first floor.

## LOUNGE

14'8" x 12'1" (4.48 x 3.70)

With fireplace incorporating a coal effect electric fire, useful understairs storage cupboard, and front and side aspect windows.

## KITCHEN DINER

15'5" x 8'8" (4.72 x 2.66)

A full width kitchen diner fitted with wall and base mounted units, work surfaces incorporating a stainless-steel sink, freestanding cooker with extractor over, plumbing for a washing machine and space for further appliances. Wall unit housing the gas central heating boiler. Rear aspect window and French doors opening onto the garden.

## FIRST FLOOR LANDING

With a side aspect window, and access to the loft.

## BEDROOM 1

13'3" x 9'4" (4.06 x 2.85)

To front aspect.

## BEDROOM 2

10'3" x 9'2" (3.13 x 2.81)

A second double bedroom, to rear aspect.

## BEDROOM 3

8'4" x 5'10" (2.55 x 1.79)

To front aspect.

## BATHROOM

6'7" x 5'10" (2.01 x 1.80)

Fitted with a shell style suite comprising a pedestal basin, wc, and panelled bath with electric shower over. Heated towel rail. Obscure glazed window.

## OUTSIDE

Nestled in the corner of a quiet cul de sac the property is set open plan to the front, with driveway leading through double gates to the detached garage. To the rear is an established lawned garden with greenhouse and summer house.

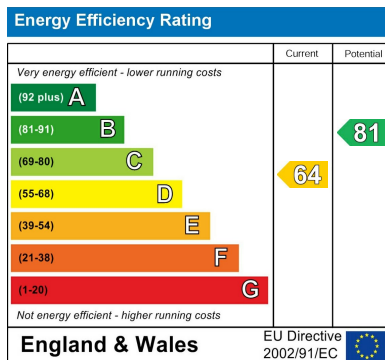
## TENURE

Freehold

## COUNCIL TAX BAND

C





### 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

