



70 Woodhall Drive Waltham, Lincolnshire DN37 0UP

Situated within this ever popular village Waltham having a good level of local amenities including shops, pubs, restaurants and schools is this THREE BEDROOM MID LINK HOUSE with generous rear garden. The well presented accommodation offer :- entrance hall, lounge, kitchen, three bedrooms, wet room. Driveway provides off street parking and leads to the GARAGE. The property benefits from gas central heating system and double glazing. Early viewing is highly recommended.

£155,000

- POPULAR VILLAGE LOCATION
- MID LINK HOUSE
- THREE BEDROOMS
- LOUNGE
- KITCHEN
- WET ROOM
- DRIVE & GARAGE
- GENEROUS REAR GARDEN
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Approached via a double glazed entrance door and matching side panel leads into the hall. Staircase to the first floor landing with under stair storage cupboard, radiator. Coving to the ceiling.



LOUNGE

16'6" x 10'11" (5.05m x 3.33m)

Featuring are attractive fireplace in an oak finish, living flame effect gas fire, tiled hearth with attractive tiling either side. Double glazed window to the rear, radiator. Coving to the ceiling.



LOUNGE

Additional photo

KITCHEN

12'3" x 6'11" (3.75m x 2.11m)

Fitted with a range of wall and base units in light wood finish with contrasting work surface incorporating the right hand drainer sink unit with mixer tap. Ceramic tiled splash backs. Gas cooker point with extractor unit over, space for fridge freezer, plumbing for a washing machine. Tiled flooring. Radiator. Double glazed window to the rear, double glazed door gives access to the rear garden.



KITCHEN

Additional photo



FIRST FLOOR

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LANDING

Built in airing cupboard. Coving to the ceiling.

BEDROOM 1

10'11" x 10'11" (3.33m x 3.33m)

Double glazed window to the front, radiator. Coving to the ceiling.



BEDROOM 2

11'11" x 10'11" (3.64m x 3.34m)

Double glazed window to the rear, radiator. Coving to the ceiling.



BEDROOM 2

Additional photo



BEDROOM 3

8'7" x 8'5" (2.64m x 2.57m)

The stairwell bulkhead occupies part of the floor space and provides a plinth / display area with fitted storage cupboard. Double glazed window to the front, radiator. Coving to the ceiling.



BEDROOM 3

Additional photo



WET ROOM

Having drain away floor, fully tiled walls, wall mounted electric shower. Wall hang wash hand basin and low flush w/c. Radiator. Double glazed window to the rear.



OUTSIDE

GARDENS

The front garden is open plan laid to gravel with circular inset bed. Concrete driveway with block detail provides off street parking, The good sized rear garden having a paved patio area ideal for outside entertaining with planted bed divide between the generous lawn, ornamental plants and shrubs. Concrete pathway to the side leads to a side gate giving access to the rear passageway.



GARDENS

Additional photo



GARAGE

Having an up and over door. Gas central heating boiler.

TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.