



# CROFTS ESTATE AGENTS

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



7 Wray Close  
Waltham  
DN37 0XR

£275,000

Crofts Estate Agents are delighted to offer to the market this handsome looking four bedroom detached house. Set on a popular and established estate, this superb very nicely presented family home is set on a good looking corner plot with immaculately manicured and landscaped gardens to the front and rear. Inside the property offers entrance hall, cloakroom, utility, lounge, dining room, conservatory extension, kitchen breakfast room to the ground floor and four double bedrooms, modern family bathroom and master en suite shower room. Simply put this property ticks all the boxes whilst also offering scope to change the layout. Within catchment of Waltham Junior and Toll bar school and within easy reach of amenities, parks and exit to the beautiful Wolds, interested parties are encouraged to come and have a look to appreciate what a lovely property this is on offer.

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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#### Entrance hall

13' 3" x 6' 9" (4.03m x 2.07m)

The entrance hall has uPVC composite door to the front with two uPVC windows, pebble grey decor to coving, grey carpet, under stairs built in storage, built in storage cupboard, ceiling light and radiator.

#### Lounge

16' 2" x 11' 9" (4.94m x 3.59m)

A spacious lounge has pop out uPVC bay to the front, uPVC window to the side both with fitted blinds, French doors to the dining room, pebble grey decor with feature decorated chimney breast, grey carpet, radiator and ceiling light.

#### Dining room

10' 11" x 10' 10" (3.33m x 3.30m)

The dining room has grey carpet, pebble grey decor to coving, radiator, ceiling light and uPVC glazed door and windows to the conservatory.

#### Conservatory

12' 2" x 9' 7" (3.72m x 2.92m)

The conservatory extension has brick base with uPVC windows doors and ceiling with French doors to the patio area, the room has neutral decor, light brown wood effect vinyl and fan light over.

#### Kitchen breakfast room

10' 6" x 10' 11" (3.21m x 3.33m)

The breakfast kitchen is a good size and has wood wall and base units to all sides of the room with work top and one and a half sink drainer over. The room has integral gas hob with extractor, double oven grill and dishwasher. The room has cream splash back tiling, grey ceramic tiled floor, neutral decor, uPVC window to the front with blind, coving, and four way ceiling light.

#### Utility room

6' 11" x 4' 11" (2.10m x 1.49m)

The utility room has wood units with work top over, integral freezer and hidden washing machine under the units, frosted uPVC door to the rear, uPVC window to the side, radiator, cream splash back tiling, neutral decor and three way ceiling light.

#### Cloakroom

3' 7" x 5' 0" (1.09m x 1.52m)

The cloakroom has white WC, grey ceramic tiled floor, neutral decor, frosted uPVC window, coving, ceiling light and radiator.

#### Stairs and landing

The stairs and landing have a grey carpet, grey décor with loft access, airing cupboard and pendant light to the landing

### Bedroom One

12' 8" x 11' 9" (3.87m x 3.58m)

The main bedroom has a selection of grey wardrobes and draws fitted with grey carpet and pebble grey decor and feature wall, uPVC window to the front with blinds, six down lights and radiator with cover.

### En suite

3' 9" x 8' 0" (1.14m x 2.44m)

The shower room has large corner shower and vanity sink with white and grey tiled walls and marble effect tiled flooring. The room has uPVC frosted window, chrome towel radiator and three down lights.

### Bedroom Two

10' 2" x 11' 11" (3.09m x 3.63m)

This bedroom has light brown carpet, pebble grey decor, radiator, uPVC window to the front and seven down lights.

### Bedroom three

12' 10" x 8' 8" (3.91m x 2.65m)

Bedroom Three also has built in wardrobes with uPVC window to the rear, light brown carpet, pebble grey decor to coving, radiator and pendant light.

### Bedroom Four

10' 6" x 10' 11" (3.19m x 3.33m)

With a range of grey wardrobes to one side the smallest bedroom is a double and has uPVC window to the rear with fitted blind, pebble grey decor, grey carpet, coving, pendant light and radiator.

### Family Bathroom

7' 6" x 7' 2" (2.28m x 2.19m)

The modern bathroom has white three piece suite with grey tiling and white decor over, chrome towel radiator, grey wood effect vinyl floor, coving, five down lights, frosted uPVC and shaver point.

### Integral garage

15' 7" x 7' 10" (4.75m x 2.40m)

The integral garage has electric roller door to the front, entry to the house, power and light with built in storage shelves.

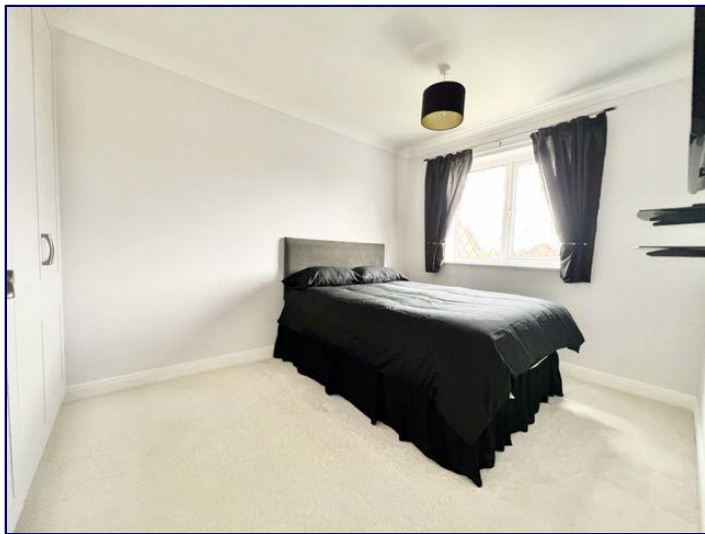
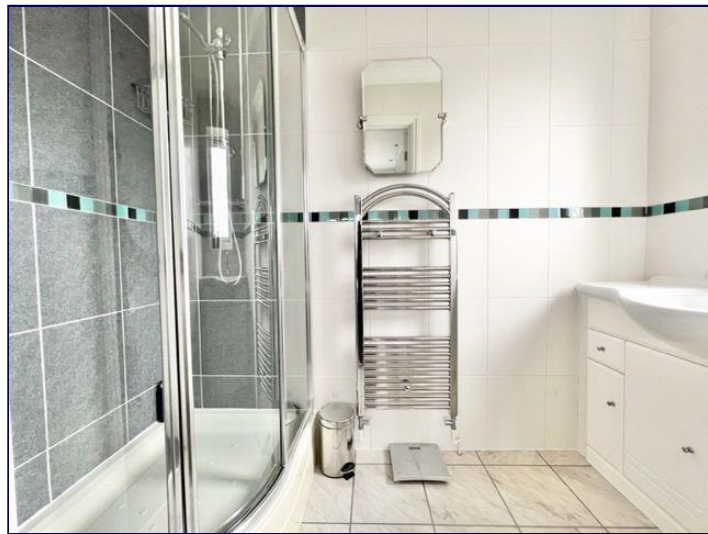
### Front garden

The front garden has an open fronted concrete driveway to the garage which has space for two cars, slab path to both timber

gates to the rear, neat maturing Laurel hedge to the front, raised wood planters and gravel borders.

### Rear garden

A very neat and tidy rear garden has been landscaped and well looked after featuring slab patio and path which runs across the house and to each side gate, lawn raised wood beds with a selection of plants and shrubs, low gravel borders with plants, gravel patio area which currently has a trampoline on it, six foot plus fences to all sides, outside tap and light and sunken sand pit.





**Tenure**

Believed to be , 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 and all viewings are strictly by appointment only please.

**Council Tax Information**

Band D: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)



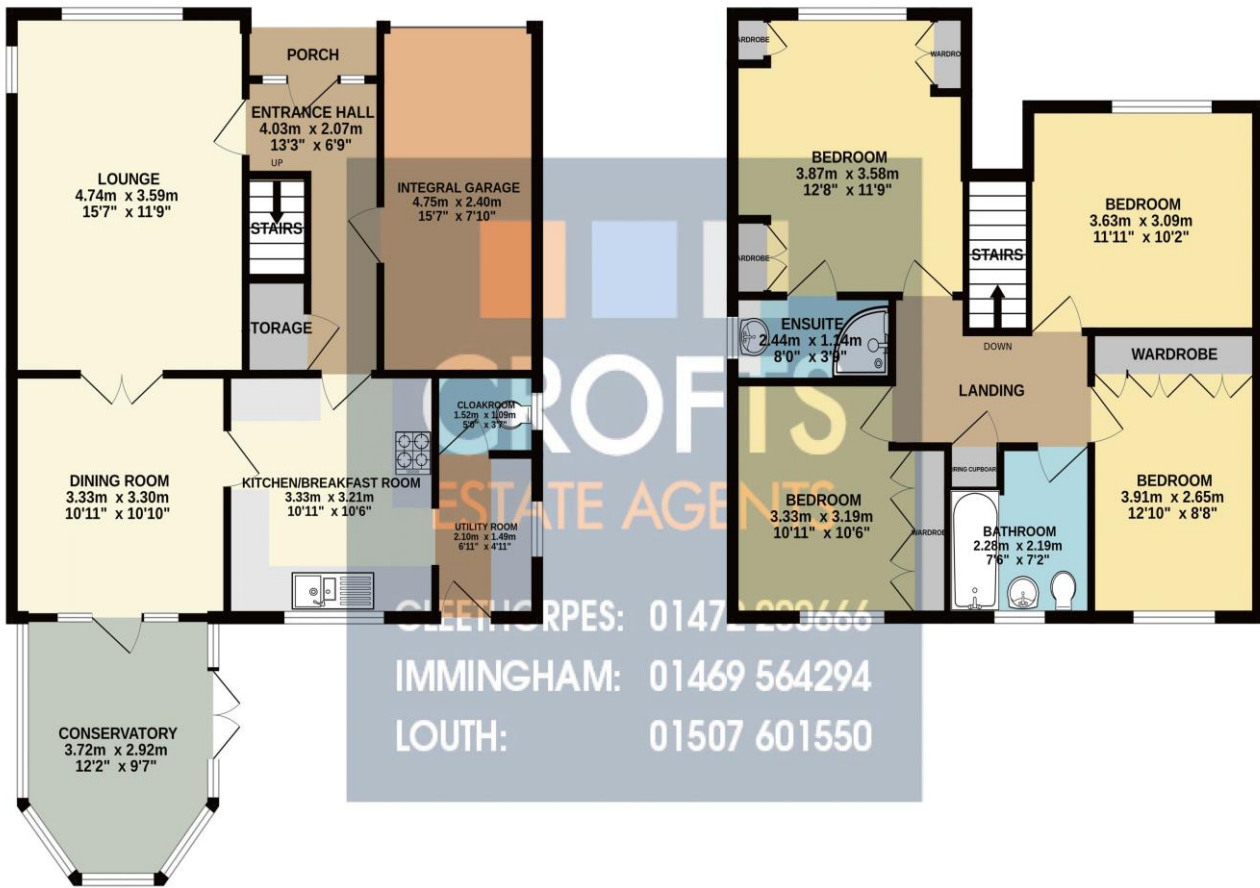


**OPEN 7 DAYS A WEEK**

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR  
75.4 sq.m. (812 sq.ft.) approx.

1ST FLOOR  
60.0 sq.m. (646 sq.ft.) approx.



TOTAL FLOOR AREA: 135.5 sq.m. (1458 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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