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



Ings Lane

Waltham
DN37 0JG

Fixed £495,000

Crofts estate agents are delighted to offer for sale this spacious detached family residence which is located within a highly regarded area within the village of Waltham. Ideal for a family, this property offers a fantastic spacious flow with modern and spacious living areas and comes with viewing highly advised. The village itself offers an enviable array of local amenities and also schools, bus stops and good road links. Internal viewing will reveal the entrance hall, lounge, sitting room, dining room, kitchen, utility room and WC all to the ground floor. To the first floor there are four bedrooms, a bathroom and en-suite. Externally there are gardens to the front and rear, an abundance off road parking and a double garage with a workshop to the rear and the property also benefits from uPVC double glazing and gas central heating.

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Entrance Hall

Entering the property reveals a spacious and welcoming area with coving to the ceiling, a radiator and Karndean flooring,

Lounge

16' 10" x 15' 5" (5.14m x 4.70m)

The lounge has tri aspect windows, coving to the ceiling, two radiators and Karndean flooring. There is also a feature fire place.

Sitting Room

13' 8" x 11' 8" (4.17m x 3.56m)

The sitting room has French doors to the rear elevation, coving to the ceiling, a radiator and a carpeted floor.

Dining Room

11' 9" x 10' 5" (3.59m x 3.18m)

The dining room has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

Kitchen/Breakfast Room

9' 8" x 14' 8" (2.95m x 4.46m)

With a window to the rear elevation, LVT flooring and a radiator. There is also a superb fitted kitchen with units to base and eye level and Granite worktops with an inset one and a half bowl, fridge-freezer, dishwasher and a SMEG range oven.

Utility room

9' 9" x 6' 4" (2.96m x 1.92m)

The utility room has a door to the rear elevation, a radiator and a tiled floor. There is also plumbing for a washing machine and fitted units with a Granite worktop and an inset sink.

WC

2' 11" x 10' 4" (0.88m x 3.14m)

The WC has an opaque window to the side elevation, a tiled floor, WC and a basin.

First Floor Landing

With access to the loft, coving to the ceiling, a radiator and a carpeted floor. There is also access to a large storage cupboard.

Bedroom One

20' 2" x 10' 5" (6.14m x 3.18m)

Bedroom one has dual aspect windows to the front and rear elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a fitted wardrobe.

En-suite

9' 8" x 3' 3" (2.95m x 0.99m)

The en-suite has an opaque window to the rear elevation, a heated towel rail, partially tiled walls and a tiled floor. There is also a modern suite with a WC, vanity basin and a shower cubicle with a mains shower.

Bedroom Two

12' 5" x 11' 1" (3.78m x 3.38m)

Bedroom two has a window to the front elevation, a radiator and a carpeted floor.

Bedroom Three

9' 9" x 9' 10" (2.98m x 3.00m)

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

Bedroom Four

8' 0" x 9' 6" (2.43m x 2.89m)

Bedroom four has a window to the side elevation, coving to the ceiling, a radiator and a carpeted floor.

Bathroom

9' 8" x 8' 7" (2.95m x 2.61m)

The bathroom has an opaque window to the rear elevation, partially tiled walls, a heated towel rail and a tiled floor. There is also a modern suite with a WC, vanity basin, bath and a shower cubicle with a mains shower.

Double Garage

With an up and over door, window to the side elevation, electrics and a workshop area to the rear.

Outside

Standing within a lovely plot with well kept gardens to the front and rear. The front has a large lawn with established shrubs and a large block paved driveway providing both ample parking space and access to the rear garden. The rear garden has a further lawn with established shrubs and trees, a patio area ideal for alfresco dining and is all 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.

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band F: 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 the relevant office 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
82.5 sq.m. (888 sq.ft.) approx.

1ST FLOOR
67.7 sq.m. (729 sq.ft.) approx.



TOTAL FLOOR AREA: 150.2 sq.m. (1616 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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