



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



15 Meadowsweet Way  
Healing  
DN41 7AL

Offers in the Region Of  
£222,000

For sale with NO FORWARD CHAIN this spacious and modern THREE BEDROOM end of terrace property located on a popular NEW BUILD estate in the DESIRABLE COMMUTER VILLAGE of Healing. Ideal for a young family or first time buyer, this property is sure to be popular and therefore comes with VIEWING HIGHLY ADVISED. The beautifully presented was CONSTRUCTED IN 2023, the property therefor still benefits from a large portion of its NEW HOME WARRANTY. Internal viewing will reveal the entrance hall, WC, lounge, kitchen-diner, three bedrooms, master en-suite shower room and family bathroom. Externally there are well presented gardens to both the front and enclosed rear along with a block paved driveway for two cars and the rear plus single brick semi detached garage. The property benefits from an area of land to the side laid to lawn plus it also benefits from uPVC double glazing and gas central heating giving the property an excellent money saving B EPC rating..

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### Entrance Hall

Entering the property reveals a radiator and a carpeted floor.

### WC

The WC has a radiator, tiled floor, WC and a corner basin.

### Lounge

18' 4" x 10' 9" (5.59m x 3.27m)

The lounge has a window to the side elevation, bay window to the front elevation, two radiators and a carpeted floor. There is also a modern media wall.

### Kitchen/Diner

10' 11" x 17' 5" (3.33m x 5.31m)

The kitchen-diner has a window and French doors to the rear elevation, a radiator and a tiled and carpeted floor. There is a modern range of fitted units with a one and a half sink and drainer, plumbing for a washing machine and a fridge-freezer, dishwasher, electric oven and gas hob with an extractor over. There is also a good space for a dining table and chairs.

### First Floor Landing

With access to the loft, a radiator, carpeted floor and storage cupboard.

### Bedroom One

12' 2" x 10' 8" (3.70m x 3.25m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor. There is also a built in wardrobe.

### En-suite

5' 3" x 6' 6" (1.60m x 1.98m)

The en-suite has an opaque window to the front elevation, a heated towel rail and vinyl flooring. There is also a modern suite with a WC, vanity basin and a shower cubicle with a mains shower.

### Bedroom Two

9' 4" x 11' 0" (2.85m x 3.36m)

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

### Bedroom Three

10' 5" x 6' 2" (3.17m x 1.89m)

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

### Bathroom

7' 9" x 5' 7" (2.37m x 1.70m)

The bathroom has an opaque window to the side elevation, a heated towel rail and vinyl flooring. There is also a modern suite with a WC, vanity basin and bath.

**Garage**

Semi detached single brick and tile garage with up and over metal door to the front.

**Front and side garden**

With well maintained lawn to the front continuing down the side with slab path to the front door.

**Rear garden**

The rear garden has well tended lawn plus well laid slab patio area, the garden is enclosed with perimeter walls and fencing and with a gate leading out to the block paved driveway which provides off road parking.



**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 and all viewings are strictly by appointment only please.

**Council Tax Information**

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

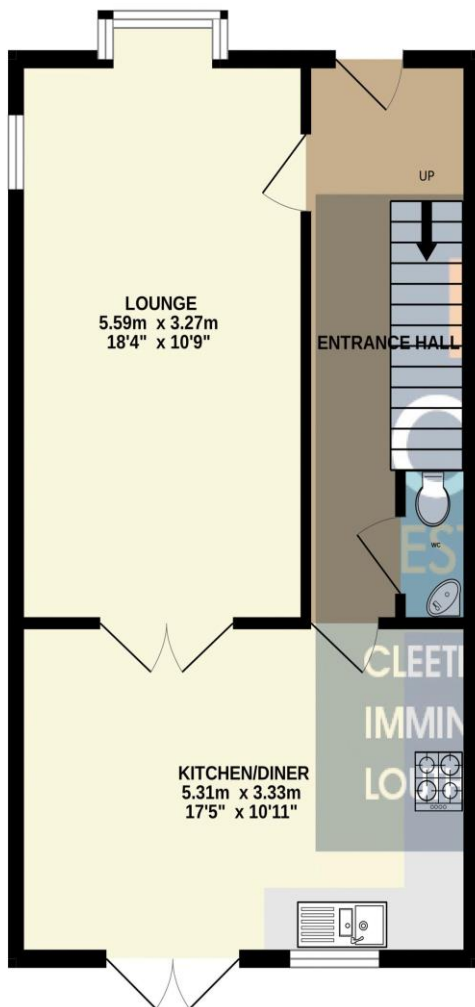




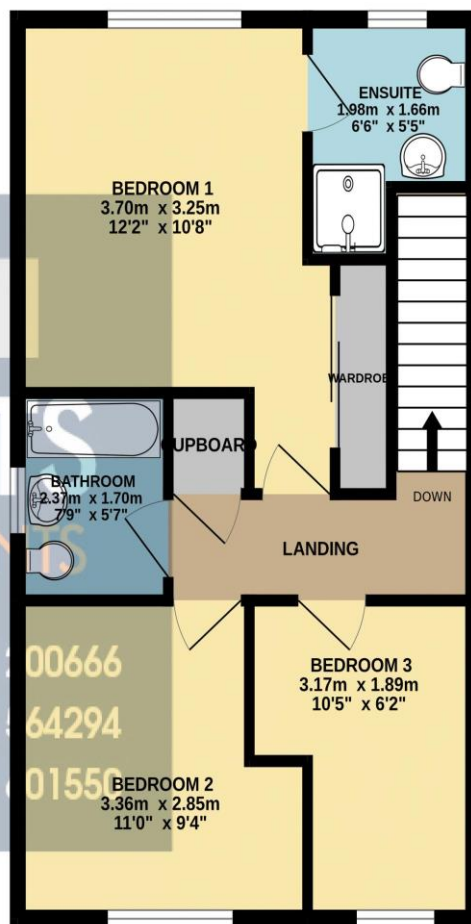
**OPEN 7 DAYS A WEEK**

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  
46.3 sq.m. (498 sq.ft.) approx.



1ST FLOOR  
45.8 sq.m. (493 sq.ft.) approx.



**CROFTS**  
ESTATE AGENTS  
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TOTAL FLOOR AREA : 92.1 sq.m. (991 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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