



# 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



19 Sweetbriar Close  
Waltham  
DN37 0YF

Offers in Excess of  
£195,000

Coming to the market with NO FORWARD CHAIN is this large well presented three bedroom semi detached house. The property is set on what appears to be the largest plot in this Cul-de-sac development at 0.12 acres with the substantial rear garden having a south facing aspect. Inside the property has a good layout and briefly comprises entrance porch from covered out porch, entrance hall, cloakroom, lounge, kitchen, utility room, dining room and conservatory extension with stairs and landing to three bedrooms, en suite shower room to the main bedroom and family bathroom. To the front of the property there is a fantastic amount of off road parking for up to four vehicles plus the detached single brick garage to the front.

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

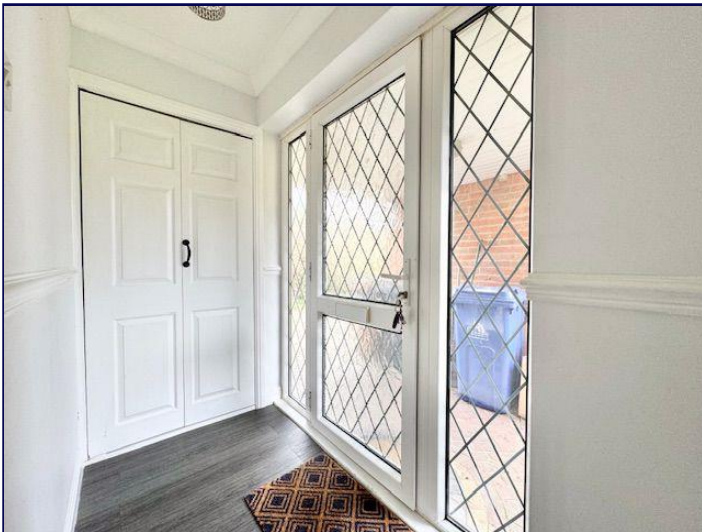
info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

[www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)





**Entrance Porch**

3' 2" x 7' 7" (0.96m x 2.31m)

**Entrance hall**

**Lounge**

11' 4" x 11' 5" (3.45m x 3.48m)

**Kitchen**

9' 8" x 7' 9" (2.95m x 2.35m)

**Utility room**

10' 4" x 4' 7" (3.16m x 1.40m)

**Dining room**

9' 8" x 8' 4" (2.95m x 2.55m)

**Conservatory**

11' 1" x 8' 0" (3.39m x 2.45m)

**Stairs and landing**

**Bedroom One**

11' 9" x 11' 3" (3.59m x 3.42m)

**En suite**

6' 5" x 4' 8" (1.95m x 1.43m)

**Bedroom Two**

9' 3" x 11' 3" (2.81m x 3.42m)

**Bedroom Three**

6' 5" x 9' 9" (1.96m x 2.96m)

**Family Bathroom**

9' 9" x 4' 8" (2.97m x 1.43m)

**Front garden and parking**

**Rear garden and patio**

**Detached garage**

18' 9" x 9' 5" (5.71m x 2.86m)

**Tenure**

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

**Services**

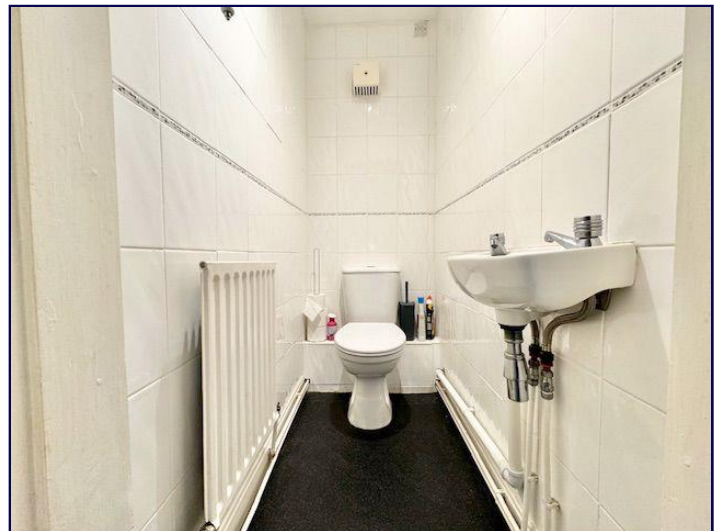
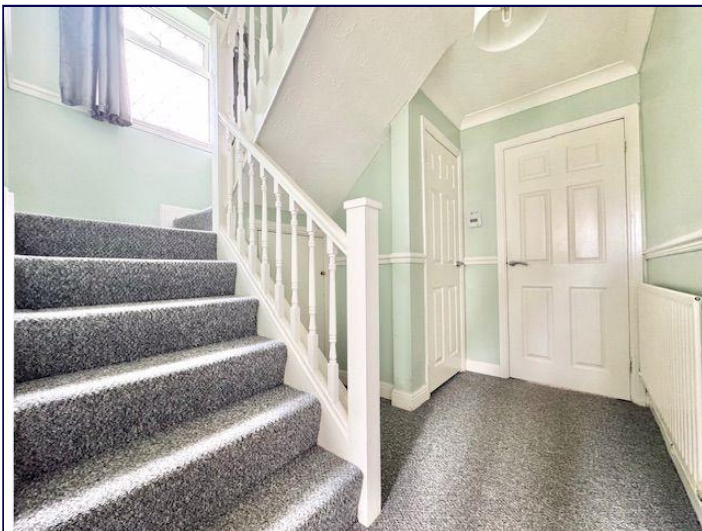
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

**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)

