# PASSIONATE ABOUT PROPERTY

CLEETHORPES 01472 200666

IMMINGHAM 01469 564294

LOUTH 01507 601550



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 8HPIMMINGHAM:21 Kennedy Way, Immingham, DN40 2ABLOUTH:3 Market Place, Louth, LN11 9NR

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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

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# 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

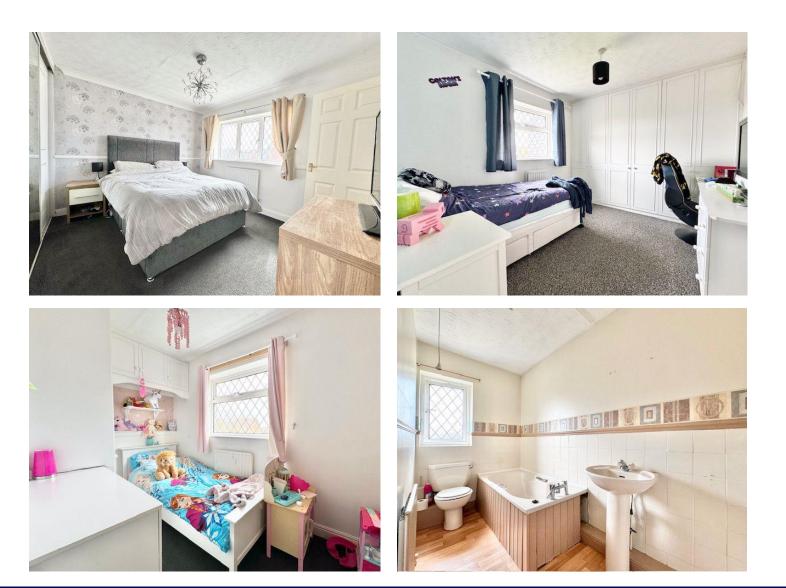
Please contact the relevant marketing office and all viewings are strictly by appointment only please.

### **Council Tax Information**

Band C: To confirm council tax banding for this property please view the websitewww.voa.gov.uk/cti







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# OPEN 7 DAYS A WEEK

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



TOTAL FLOOR AREA : 92.3 sq.m. (994 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 missistement. 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. Made with Metropix ©2024

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