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



High Winds Skinners Lane
Waltham
DN37 0EU

£300,000

Coming to the market with NO FORWARD CHAIN is this deceptively large four / five bedroom semi detached house. The immaculately presented residence has been improved to the maximum and has a very flexible layout with rooms which can be used for a variety of things depending on requirements. Centrally located within easy reach of all the village amenities, parks, transport links and school's, this lovely family home boasts entrance hall, lounge, sitting room, kitchen diner living room, ground floor bathroom, two ground floor bedrooms with stairs and landing to the first floor with two further double bedrooms with the main bedroom offering en suite shower room. Outside the westerly facing private enclosed rear gardens are low maintenance and boast the bonus of a large brick summer house with built in bar and lounge area plus brick storage shed. To the front the property has side by side parking on solid block paved deep driveway for up to five cars or any type of vehicle. A must see property to be fully appreciated!

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Entrance hall and porch

6' 10" x 19' 6" (2.08m x 5.95m)

A short porch with uPVC frosted door to the side has double glazed doors to the main hallway with both having wood tiled flooring, white decor with coving, two pendant light and radiator.

Lounge

12' 10" x 11' 11" (3.92m x 3.62m)

The lounge has off white decor with feature wall top coving, uPVC bay window with wooden blinds, brown carpet, pendant light, radiator, plus feature multi fuel burner with tiled hearth and wood mantle.

Sitting room / Bedroom

12' 11" x 9' 11" (3.93m x 3.02m)

This room could be the fifth bedroom if required and has uPVC window with wooden blind, grey carpet, white decor to coving, pendant light and radiator.

Living diner

16' 4" x 11' 5" (4.98m x 3.47m)

Open plan to the kitchen the lounge dining area has space for good sized dining table and chairs plus living area. The area has white porcelain tiled floor, neutral decor and storage area containing washing machine.

Kitchen

11' 0" x 11' 0" (3.35m x 3.36m)

The kitchen has a mix of wood effect and white high gloss wall and base units with composite white work tops over and white metro tiled splash backs. The room has Stoves Range Cooker with extractor over, integral dish washer, space for tall fridge freezer, white decor, uPVC stable door to the side and uPVC window to the rear garden white porcelain tiled floor, nine down lights and radiator.

Bedroom Three

8' 11" x 9' 11" (2.73m x 3.02m)

A ground floor bedroom has two uPVC windows with blinds, wood floor, cream decor, pendant light and radiator.

Bedroom Four

9' 4" x 8' 6" (2.85m x 2.58m)

A smaller fourth bedroom is to the ground floor but still makes a good sized single room has cream decor, brown carpet, radiator and pendant light.

Family Bathroom

5' 6" x 8' 10" (1.67m x 2.70m)

A stunning ground floor bathroom has three piece white suite with shower over bath and glass screen, vanity sink, tile effect black and white vinyl flooring, white decor, frosted uPVC window, chrome towel radiator, ceiling light and corner storage unit.

Stairs and landing

The stairs turn 90 degrees to a small landing with storage cupboard and ceiling light. The areas has white decor and grey carpet.

Bedroom One

13' 10" x 11' 11" (4.22m x 3.62m)

The largest bedroom has uPVC window to the rear with blinds, fitted wardrobes and draws, white decor, grey carpet, radiator and ceiling light.

En suite

12' 5" x 4' 11" (3.78m x 1.51m)

A superb addition by the current owners has WC, vanity sink and large shower with grey marble effect aqua boarded walls, white wood effect vinyl floor, chrome radiator, white decor, extractor four down lights and Velux window.

Bedroom Two

14' 0" x 10' 1" (4.27m x 3.08m)

With grey carpet and white decor, the second, uPVC window to the side with wooden blinds, pendant light, radiator and eaves storage.

Garden Bar and Lounge

18' 9" x 8' 4" (5.72m x 2.53m)

Leading on to the garden with French glazed uPVC doors is this superb brick built bar lounge which is fully kitted out for the summer parties. The owner is willing to leave all contents for the right offer on the property.

Garage / Shed

20' 4" x 8' 7" (6.21m x 2.62m)

Part of the bar has taken some of the brick and tile built garden with the door at the front being change to a normal pedestrian door. The garage store provides ample storage with for into the bar area also.

Rear garden

A superb west facing sun trap of a garden which is low maintenance block paved slabs from front to back. The area is very private with tall fences and walls with gate to the side leading to small service area.

Front garden

The front is laid completely to superb soundly laid block paved driveway which was part of a £30,000 project for the front and back garden. The area left provides open front side by side parking for up to 5 vehicles with the area being very deep to suite all types of vehicles. There is a narrower part to the side of the house which leads to double timber gates and on to the rear.



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 B: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti



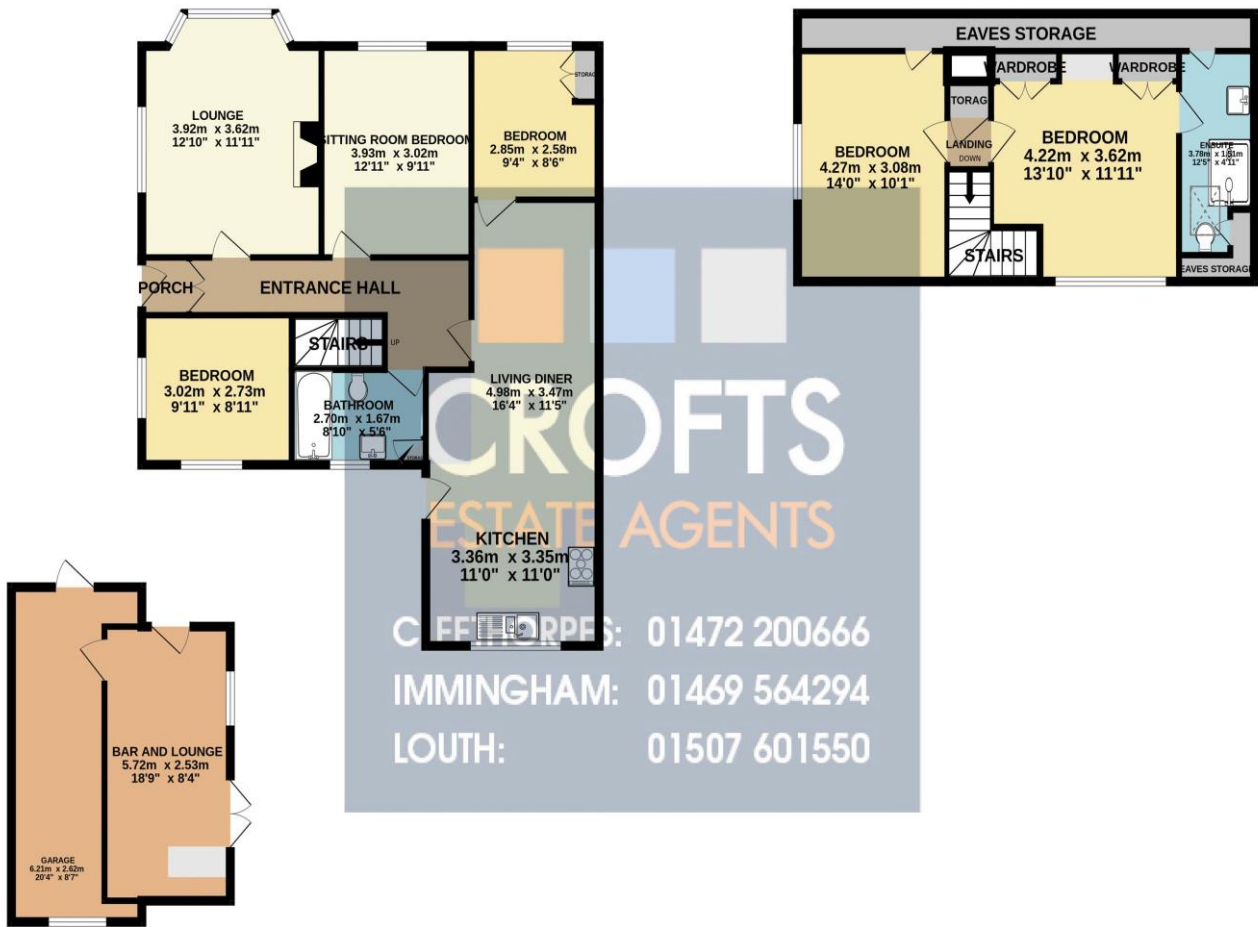


OPEN 7 DAYS A WEEK

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
109.2 sq.m. (1175 sq.ft.) approx.

1ST FLOOR
45.2 sq.m. (487 sq.ft.) approx.



TOTAL FLOOR AREA: 154.4 sq.m. (1662 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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