



# CROFTS ESTATE AGENTS

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



## Barnet Drive

New Waltham  
DN36 4GH

Offers in the Region Of  
£229,950

Offered for sale with no forward chain on the vendors side, we are pleased to be able to bring to the market this three bedroom detached bungalow located within this quiet cul de sac. Set upon a larger than average plot, the property offers great scope for further expansion for those wishing to do so, and benefits from gas central heating and uPVC double glazing. The accommodation on offer briefly comprises entrance hallway, lounge, kitchen, bathroom and three bedrooms. Detached garage, and driveway creating ample off road parking, good sized gardens with the rear enjoying a sunny aspect. Viewing is a must on this pleasant home.

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](mailto:info@croftsestateagents.co.uk)

[immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)

[louth@croftsestateagents.co.uk](mailto:louth@croftsestateagents.co.uk)

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





**Entrance Hallway**

uPVC double glazed entry door to the side elevation with adjoining glazed panel. Central heating radiator. Loft access to the ceiling. Central heating radiator.

**Lounge**

18' 3" x 11' 10" (5.563m x 3.602m)

A well proportioned living space with uPVC double glazed bow window to the front elevation. Central heating radiator. Electric fire and surround.

**Kitchen**

7' 2" x 11' 10" (2.191m x 3.599m)

Offering uPVC double glazed window and entry door to the rear elevation. Fitted with a range of wall and base units with contrasting work surfacing with inset sink and drainer. Splashback tiling. Integrated double oven and four ring electric hob with extractor over. Plumbing for a washing machine and dishwasher. Central heating radiator.

**Bathroom**

6' 11" x 8' 0" (2.117m x 2.444m)

uPVC double glazed window to the side elevation and fitted with a close coupled w.c, shower cubicle, pedestal wash hand basin and panelled bath. Splashback tiling. Coving to the ceiling. Fitted extractor. Central heating radiator. Tiled flooring.

**Bedroom One**

13' 8" x 11' 10" (4.173m x 3.605m)

uPVC double glazed window to the front elevation. Central heating radiator. Fitted wardrobes and overhead storage cupboards.

**Bedroom Two**

14' 11" x 11' 10" (4.551m x 3.599m)

uPVC double glazed sliding patio doors to the rear elevation. Central heating radiator. Coving to the ceiling. Currently used as a dining room but does create a good sized second double bedroom.

**Bedroom Three**

8' 11" x 8' 0" (2.724m x 2.450m)

uPVC double glazed window to the side elevation. Central heating radiator. Coving to the ceiling.

**Outside**

The property is set upon a larger than average plot than normally found in this area. To the front there is a gravelled area with established shrubs but this could easily be altered to further parking for those wishing to do so and could accommodate a caravan/motorhome or similar. Detached brick garage to the front. Side gates to the driveway provide a further secure parking area. To the opposite side there is a further garden area with lan and shrubs, but offers the potential to further expand the property for

those wishing to do so. The rear garden again is of a good size and has lawn, patio areas, decking and small pond.

#### **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 D: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://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](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

#### **Property Management**

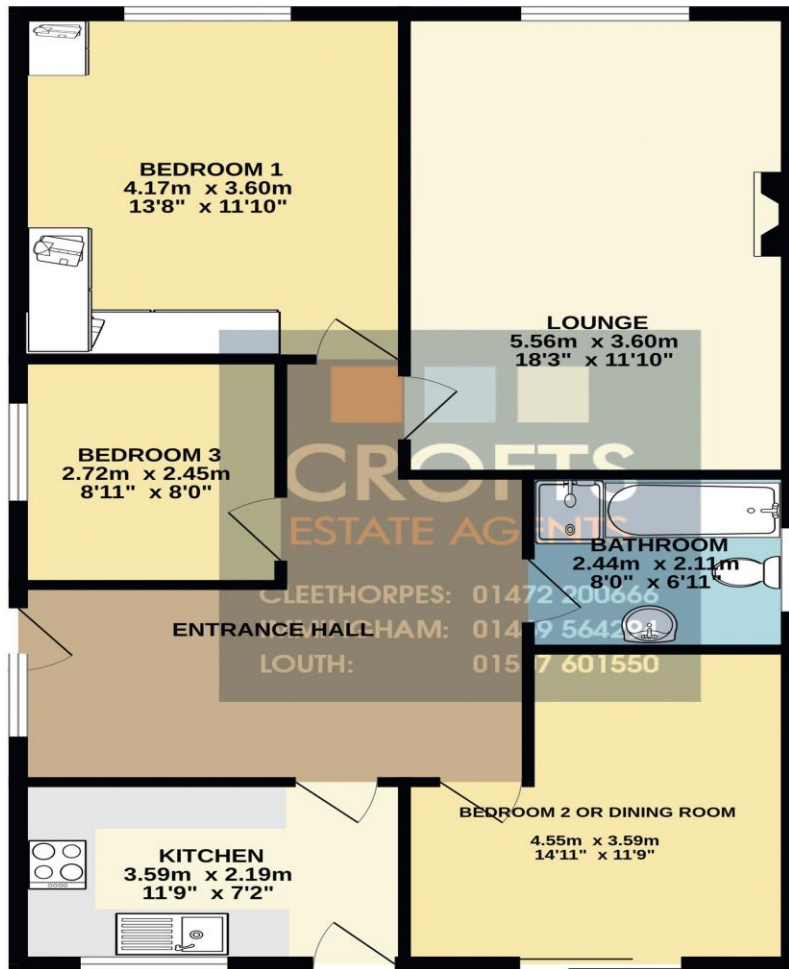
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

#### **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



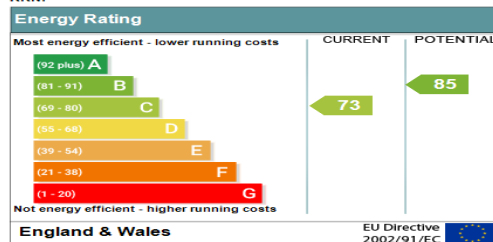
GROUND FLOOR  
82.2 sq.m. (885 sq.ft.) approx.



TOTAL FLOOR AREA : 82.2 sq.m. (885 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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Address: 6 Barnet Drive, New Watham, GRIMSBY, DN36 4GH  
RRN:



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