



# CROFTS ESTATE AGENTS

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



High Street

Waltham  
DN37 0PL

£495,000

Set on approximately ONE THIRD OF AN ACRE and positioned close to the very centre of the DESIRABLE VILLAGE LOCATION of Waltham you would be forgiven for not seeing this gem of a property as it is so well tucked away. It has an open fronted driveway which leads to a DOUBLE GARAGE. This well presented FIVE BEDROOM detached house has an unprecedented amount of potential. Rarely will such a property come to market so buyers who want space and location NEED to come and see this. The property which has just under 200m<sup>2</sup> of internal accommodation consists of entrance hall, utility room, cloakroom, kitchen breakfast diner, sitting room, lounge, stairs and landing, four double bedrooms, one single bedroom, family bathroom and en suite bathroom. Plus external full width balcony to the rear accessed off the main bedroom with views to the stunning rear garden.

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**Entrance hall**

11' 1" x 8' 0" (3.39m x 2.43m)

A spacious entrance hall has uPVC frosted door, three uPVC windows, neutral decor to coving, carpet and radiator.

**Utility room**

10' 4" x 12' 2" (3.15m x 3.70m)

A large utility room has cream kitchen units with sink drainer and brown work tops, pale brown tiled walls to coving, white tiled floor, uPVC door and window, radiator and two ceiling lights

**Cloakroom**

6' 9" x 3' 3" (2.05m x 0.99m)

The cloakroom has WC and vanity sink, cream tiled walls, frosted uPVC window, white towel radiator, ceiling light and white tiled floor.

**Kitchen breakfast diner**

20' 6" x 11' 1" (6.25m x 3.39m)

A large room open plan to the sitting room has space for both large dining table and breakfast bar. The room has cream units with complimentary work top, cream splash backs, space for cooker, dish washer and tall fridge freezer. The room has red tiled floor, radiator, curved uPVC bay window and uPVC window to the side with wall and ceiling lights.

**Sitting room**

16' 4" x 12' 2" (4.99m x 3.71m)

A spacious sitting room has stunning Inglenook fireplace with brick back and tiled hearth. The room has beige carpet and cream decor to coving, three wall lights, radiator, uPVC sliding patio window leading to rear garden and patio.

**Lounge**

22' 0" x 12' 5" (6.71m x 3.78m)

A spacious lounge to the front of the house has space for both dining and living with a dining table in place. The room has a central fireplace with wood surround, dark green tiled hearth and gas fire. There is cream and white decor to the walls with plate rail and coving. The room has uPVC bay window to the front, wall lights and a radiator.

**Stairs and landing**

Stairs and landing are carpeted with neutral decor.

**Bedroom One**

8' 9" x 15' 0" (2.67m x 4.56m)

The main bedroom has built in storage with two walls, beige carpet, cream decor and coving, radiator, uPVC French doors to balcony, ceiling light, vertical blinds and two uPVC windows.

**En suite**

7' 0" x 10' 6" (2.13m x 3.20m)

A large en suite bathroom has three piece white suite with shower over bath and bi-folding shower screen, the room has wood laminate flooring, built in storage, ceiling light, uPVC frosted window with blind and cream towel radiator.

#### **Bedroom Two**

16' 2" x 9' 10" (4.94m x 2.99m)

The second bedroom has light green decor to coving, cream carpet, radiator, uPVC window to the front and two wall lights.

#### **Bedroom Three**

10' 5" x 13' 0" (3.17m x 3.97m)

The third bedroom has pattern carpet, cream decor, built in storage, radiator coving, uPVC window to the rear and ceiling lights.

#### **Bedroom Four**

11' 4" x 9' 7" (3.46m x 2.93m)

The fourth bedroom has pattern carpet, neutral decor to coving, uPVC window, ceiling light and radiator

#### **Bedroom Five**

7' 0" x 7' 6" (2.14m x 2.28m)

A small single to the front of the property has blue decor, beige carpet, radiator, uPVC window to the front, coving and pendant light.

#### **Family bathroom**

6' 9" x 11' 9" (2.05m x 3.59m)

The family bathroom has large bath and matching white sink and WC, separate shower cubicle with tiled walls, red and white splash back tiles, white vinyl floor, frosted uPVC window and radiator.

#### **Double garage**

16' 4" x 15' 0" (4.97m x 4.56m)

A large brick and tile built double garage has up and over metal door to the front, three single glazed windows to the back and sides and the garage has power and light.

#### **Front garden and parking**

The frontage has an open tarmac driveway down to the detached double garage with parking for four cars or more. There is further parking to the front of the house with block paved area. The garden is laid to lawn with mature borders to both sides and front which have a mix of wall and timber fence boundaries.

#### **Rear gardens**

A huge mature south facing rear garden is the real jewel in the crown of this property. Totally private and enclosed, there is a raised crazy paved patio to the rear of the house with steps down to well tended lawn which leads into the rest of the garden. There are two summer houses in the garden with the central one boasting another slab patio area with street light and barbeque area. Various paths lead around the garden and there is a large established willow tree which dominates the bottom part of the garden. The boundaries are both soft with a mature covering of plants trees and bushes or have timber fencing.

#### **Tenure**

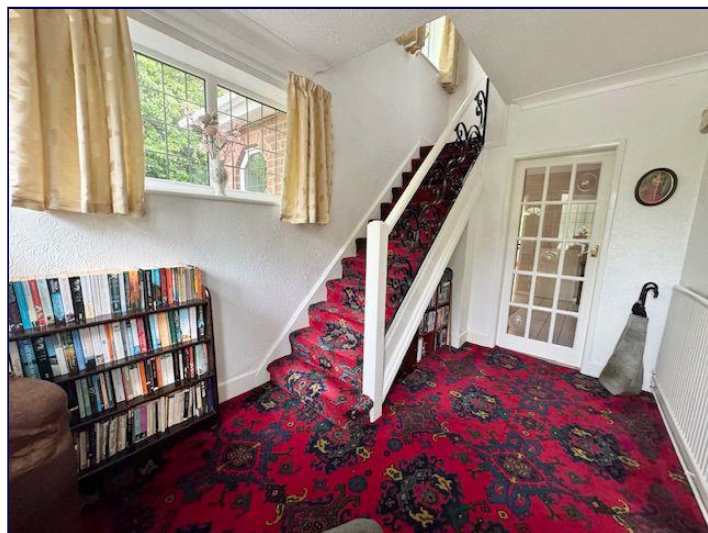
Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

#### **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.

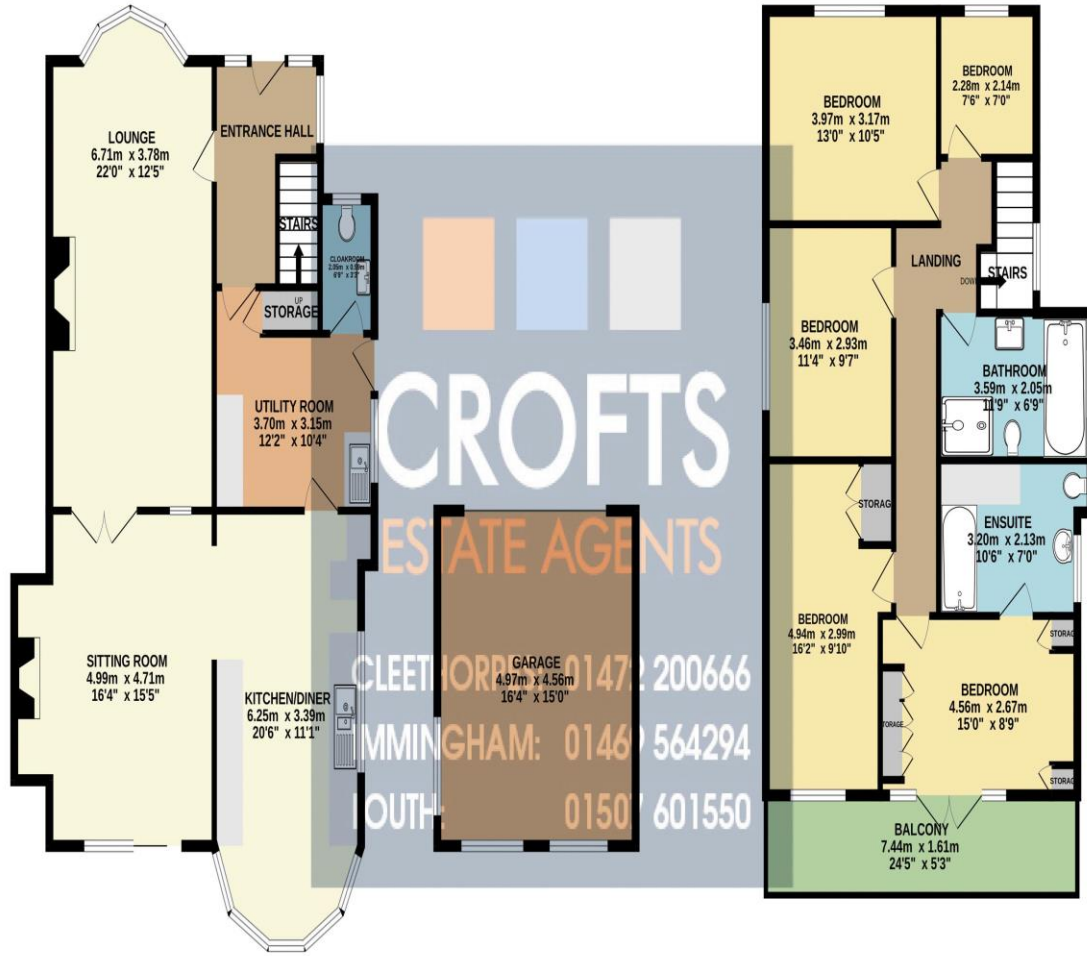
#### **Viewings**

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



GROUND FLOOR  
112.2 sq.m. (1208 sq.ft.) approx.

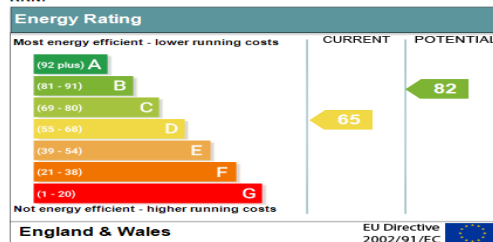
1ST FLOOR  
80.5 sq.m. (867 sq.ft.) approx.



TOTAL FLOOR AREA: 192.7 sq.m. (2074 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: 50 High Street, Waltham, GRIMSBY, DN37 0PL  
RRN:



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