



CROFTS ESTATE AGENTS

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



Mill View

Waltham
DN37 0HQ

Offers in the Region Of
£210,000

Offered for sale with no forward chain on the vendors side is this lovely and superbly presented two double bedroom semi detached bungalow which has recently undergone a spate of refurbishment and now creates that lovely ready to move into home. Offering the benefits of electric fired central heating and uPVC double glazing this great property briefly comprises welcoming entrance hallway, well proportioned living room, attractive fitted kitchen, modern and newly installed bathroom and finally two double bedrooms. Low maintenance front garden with new front garden wall. Wide driveway creating ample off road parking and the ability to store a caravan due to its width. Low maintenance rear garden enjoying a great degree of privacy and a sunny aspect.

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Entrance Hallway

uPVC double glazed entrance door to the side elevation. Coving and down lighting to the ceiling. Storage cupboard.

Living Room

17' 3" x 10' 11" (5.255m x 3.338m)

Neutrally decorated along with one feature chimney wall, this lovely light and airy room has a uPVC double glazed window to the front aspect. Two central heating radiators. Coving and rose to the ceiling. Wall mounted electric fire.

Kitchen/Breakfast Room

9' 8" x 11' 2" (2.951m x 3.402m)

A lovely modern breakfast kitchen with uPVC double glazed windows to the rear and side elevations. Equipped with a range of wall and base units with contrasting work surfacing and inset sink and drainer. Integrated oven and four ring electric hob, fridge and freezer and plumbing for a washing machine. Chimney extractor over the hob. Coving and down lighting to the ceiling. Central heating towel radiator. uPVC double glazed entry door to the rear.

Bathroom

7' 0" x 8' 0" (2.127m x 2.449m)

This stylish bathroom has recently been installed and has a uPVC double glazed window to the side elevation. The bathroom is equipped with a close coupled w.c and vanity wash hand basin with useful storage. P shaped shower bath with screen and electric

shower over. Splashback tiling. Airing cupboard. Central heating towel radiator.

Bedroom One

12' 11" x 10' 11" (3.940m x 3.340m)

The first of the double bedrooms has a uPVC double glazed window to the rear elevation. Central heating radiator. Feature partial panelled wall.

Bedroom Two

8' 11" x 11' 2" (2.718m x 3.401m)

uPVC double glazed window to the front elevation. Central heating radiator. Pleasantly decorated along with a feature part panelled wall.

Outside

The property is situated upon this pleasant plot and to the front has a new walled perimeter, gravelled frontage and a wide driveway creating ample off road parking for several vehicles including the possibility of a caravan or similar. The rear garden benefits from a sunny aspect and has lawn with gravelled border, patio area and wall and fenced perimeter.

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 B: To confirm council tax banding for this property please view the website 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 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.

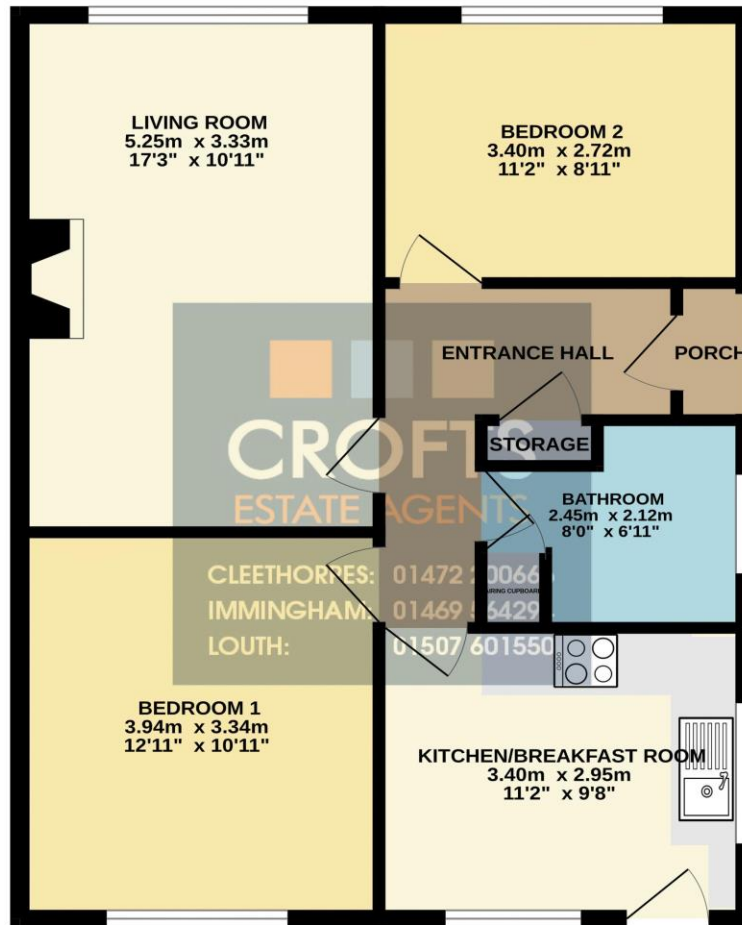
Mortgage and Financial Advice

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 mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
61.1 sq.m. (658 sq.ft.) approx.



TOTAL FLOOR AREA : 61.1 sq.m. (658 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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