



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



**3 William Mews  
Waltham  
DN37 0PW**

**Offers in the Region Of  
£159,950**

Set on this AWARD WINNING private development of only eight houses built by Carr and Carr builders, this three bedroom character mid mews house comes to the market with NO FORWARD CHAIN. Ideal for first time buyers, buy to let investors, young couples, singles, divorcees or retirees, this property appeals to just about all of the market. Inside this delightful character property briefly comprises a well presented modern fitted kitchen with room for a small breakfast dining area, spacious lounge that could double as a dining room too, cloakroom and entrance hall to the ground floor with one single box room and two double bedrooms with master en suite shower and family bathroom to the first floor. The property has neat low maintenance landscaped gardens to the rear enclosed with quality fencing with small well tended front garden. In the private enclosed rear courtyard area there is allocated owned parking for two

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 :

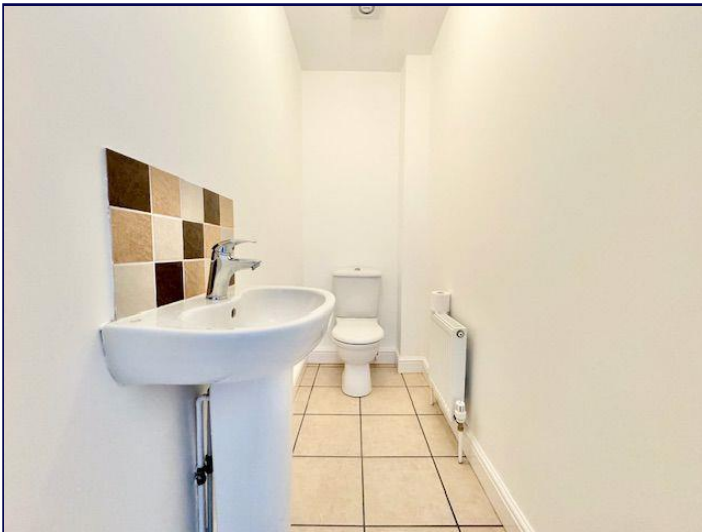
info@croftsstateagents.co.uk

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#### Entrance Hall

14' 1" x 6' 5" (4.30m x 1.95m)

Entered through a uPVC door into a spacious hall with stairs to first floor, under stairs storage, uPVC window to the rear, radiator, neutral decor, laminate wood flooring and pendant light.

#### Kitchen breakfast room

10' 5" x 9' 7" (3.18m x 2.93m)

The kitchen breakfast room has white kitchen wall and base units with wood effect work top over to two walls with space for washing machine and tall fridge freezer and integral electric oven grill, gas hob and extractor over. The room has cream tiled flooring, cream decor, strip light, one and a half sink drainer, radiator, uPVC window and blind to the rear and space for dining table and chairs.

#### Lounge/Dining

11' 5" x 16' 6" (3.49m x 5.04m)

A large lounge area has space enough for a dining table and chairs as well as lounge. The room has uPVC door and window to the front with fitted blind, radiator, pendant light, light grey/blue decor and grey carpet.

#### Cloakroom

3' 2" x 6' 11" (0.97m x 2.11m)

With neutral decor and cream tiled floor and splash backs the cloakroom has WC and sink, ceiling light and radiator.

#### Stairs and landing

Grey carpeted stairs lead to the landing which has storage cupboard, loft access, white decor and pendant light.

#### Bedroom One

11' 9" x 10' 0" (3.59m x 3.05m)

A good sized master bedroom has uPVC window to the front, radiator, brown carpet, neutral cream decor and pendant light.

#### En suite shower room

2' 11" x 10' 0" (0.90m x 3.04m)

With shower, WC and sink the en suite has light brown tiled floor, white decor, tiled splash backs, aqua boarded shower, radiator, extractor and ceiling light.

#### Bedroom Two

10' 6" x 8' 4" (3.19m x 2.53m)

With neutral cream decor, brown carpet, radiator, uPVC window and pendant light.

#### Bedroom Three

7' 9" x 7' 10" (2.36m x 2.39m)

With neutral cream decor, radiator, brown carpet, uPVC window and pendant light.

### **Family bathroom**

7' 10" x 6' 1" (2.40m x 1.85m)

The bathroom has white three piece bathroom suite, white decor, cream splash back tiling, light brown tiled floor, uPVC frosted window to the front with blind, radiator, shaver point, extractor and ceiling light.

### **Rear garden**

Laid to a stone block paved patio with curved gravel border with planting and having six foot high timber fencing and gate to perimeter.

### **Front garden**

The front has slab and block paved path to front door, well tended lawn with mature Privet hedge to all sides.

### **Parking**

There are two allocated parking bays for this property in the private unadopted grounds to the rear of the development. This area is block paved with landscaped grounds around it.





**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](http://www.voa.gov.uk/cti)



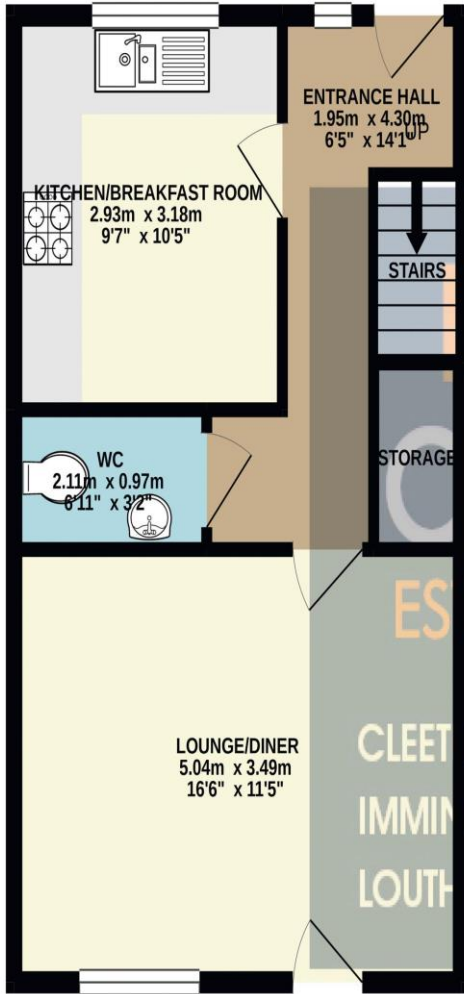


**OPEN 7 DAYS A WEEK**

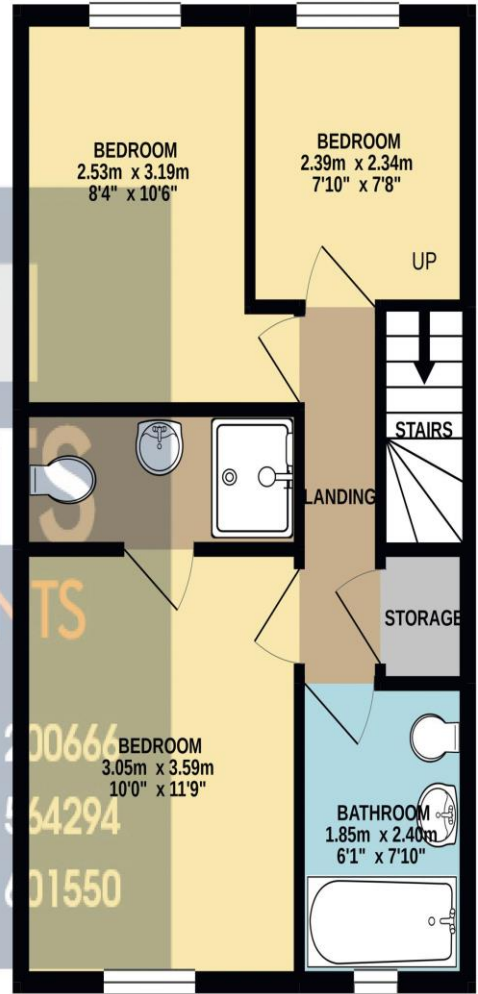
Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)



GROUND FLOOR  
38.1 sq.m. (410 sq.ft.) approx.



1ST FLOOR  
38.1 sq.m. (410 sq.ft.) approx.



**CROFTS**  
ESTATE AGENTS  
CLEETWORTH: 01472 200666  
LIMINGTON: 01469 564294  
LOUTH: 01507 01550

TOTAL FLOOR AREA : 76.2 sq.m. (821 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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