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



Kirkgate

**WALTHAM
DN37 0LP**

£260,000

Dating back to 1851 and situated within the heart of the village within the conservation area of Waltham, we are pleased to offer for sale this delightful three bedroom detached Victorian Cottage. Offering spacious living accommodation throughout, the attractively presented accommodation comprises entrance hallway, lounge/sitting room, dining room, kitchen/breakfast room, conservatory, w.c, landing, bathroom and three good sized bedrooms with the master having a walk in wardrobe. Attractive and enclosed rear garden. Driveway and detached double length garage. Internal viewing is considered essential in this agents opinion to truly appreciate this lovely 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 :

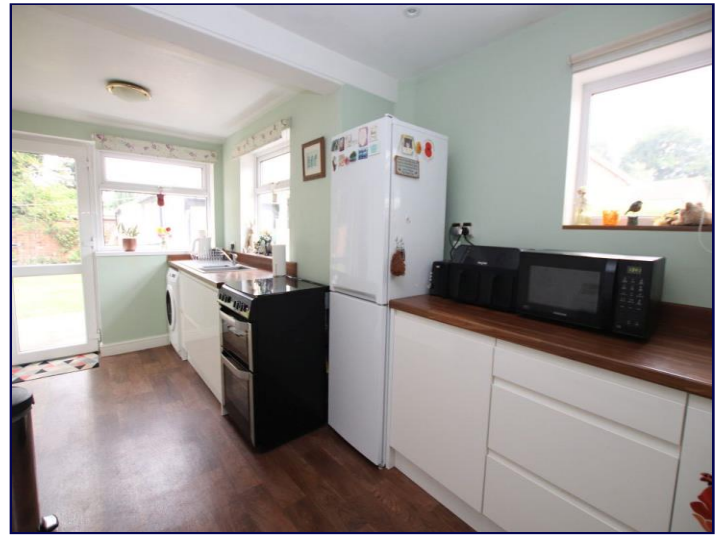
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

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Entrance Porch

4' 0" x 4' 0" (1.207m x 1.223m)

With decorative glazed entry door to the front elevation. Inner door through to the hallway.

Hallway

With central heating radiator and having return staircase to the first floor with useful understairs storage cupboard.

Lounge

12' 0" x 12' 11" (3.663m x 3.925m)

Offering double glazed window to the front elevation and having gas fire with surround. Central heating radiator. Gas fire with surround. Opens through to a dining area.

Dining Area

8' 0" x 9' 3" (2.445m x 2.814m)

With central heating radiator and having sliding patio door to the conservatory.

Conservatory

13' 5" x 7' 5" (4.098m x 2.253m)

Offering two uPVC double glazed windows and French doors to the rear elevation. Central heating radiator.

Lobby

Door to kitchen leading from conservatory.

Kitchen

16' 4" x 8' 5" maximum (4.986m x 2.576m)

This lovely modern kitchen offers a good range of fitted wall and base units with complementary work surfacing with inset one and a half sink and drainer. Shelved pantry cupboard. Plumbing for a washing machine. Cooker point. Space to accommodate a larger fridge freezer. Down lighting to the ceiling. uPVC double glazed windows to the rear and side elevations. uPVC double glazed entry door to the rear aspect. Central heating radiator.

First Floor Landing

uPVC double glazed window to the rear elevation. Central heating radiator.

Bedroom One

12' 2" x 13' 1" (3.703m x 3.999m)

uPVC double glazed window to the front elevation. Central heating radiator. Built in walk in wardrobe.

Wardrobe

7' 8" x 4' 1" (2.341m x 1.233m)

uPVC double glazed window to the front elevation.

Bedroom Two

12' 1" x 12' 1" (3.693m x 3.680m) min
uPVC double glazed windows to the front and side elevations. Two central heating radiators. Wooden flooring.

Bedroom Three

8' 0" x 9' 4" (2.443m x 2.850m)
uPVC double glazed window to the rear elevation. Central heating radiator.

Bathroom

7' 10" x 8' 6" (2.397m x 2.590m)
uPVC double glazed window to the rear elevation and fitted with a vanity wash hand basin, oval shaped bath, close coupled w.c and a shower cubicle. Splashback tiling. Central heating radiator. Storage cupboard housing a gas boiler.

Outside

The property enjoys a good sized rear garden which has been beautifully maintained and offers a good degree of privacy. Ample off road parking via the log driveway which i turn leads down to a large detached garage.

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

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

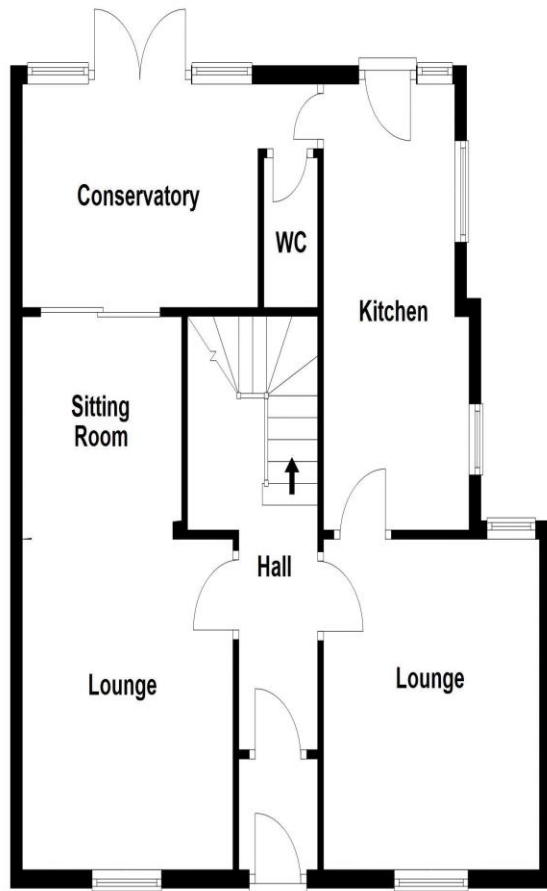
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

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

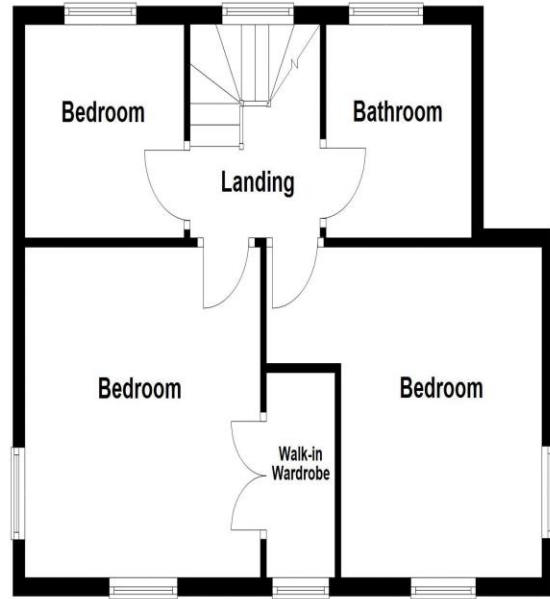
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.





Ground Floor

Approx. 68.0 sq. metres (731.8 sq. feet)



First Floor

Approx. 49.2 sq. metres (530.1 sq. feet)

Total area: approx. 117.2 sq. metres (1261.9 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		