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



Oakfield Lane

Waltham
DN37 0BN

Offers in the Region Of
£540,000

Coming to the market with NO FORWARD CHAIN is this superbly presented six bedroom executive detached house. Set on a prestigious development close to Barnoldby Le Beck on a tenth of an acre this immaculate house has been recently improved with fresh decor carpets and built in storage, wardrobes, kitchens and bathrooms. Built over three storeys, this property is less than ten years old and still offers part of its builders warranty and it ticks boxes on every level. The ground floor briefly offers, stunning entrance hall, cloakroom, utility room, study, main lounge, beautiful open plan kitchen breakfast dining room, which in turn is open plan to the sun room with bi-folding doors to the garden, the first floor offers master suite with vaulted bedroom, large dressing room and gorgeous bathroom with shower, there are three further bedrooms with one furnished currently as a large walk in wardrobe and family bathroom and finally the third floor which has 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@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Entrance hall

A large impressive entrance hall has double uPVC doors from the entrance porch. The area has white decor and grey tiled floors which have underfloor heating stairs to first floor with mood lighting.

Lounge

17' 4" x 12' 6" (5.28m x 3.82m)

A spacious lounge opens up into large uPVC bay window to the front with fitted blinds, with stunning open fireplace with multi-fuel burner, slate tiled inset and wood mantle. The room has grey carpet, white decor with feature wall, under floor heating and pendant light.

Study

10' 9" x 8' 8" (3.27m x 2.65m)

A study room to the front of the property has recently been fitted with impressive storage cupboards and desk area. The room has grey carpet, white decor, uPVC window and blind to the front, under floor heating and pendant light.

Kitchen breakfast dining room

12' 0" x 29' 10" (3.67m x 9.10m)

A stunning open plan kitchen breakfast dining room has a very generous range of light grey high gloss wall and base units with white Quartz work top and splash back returns over with routed one and a half sink drainer. The room has white decor to coving,

grey tiled floor with under floor heating, 12 down lights, integral appliances including Bosch five ring induction hob with NEFF extractor over, full height fridge and freezer, dishwasher and two eye-line level NEFF oven grills. There is breakfast bar and space for dining table and chairs plus further grey high gloss units to the dining area.

Sun room

13' 11" x 11' 1" (4.25m x 3.37m)

Open plan from the kitchen breakfast dining room the sun room has space for either dining or living furniture with uPVC window having wood blinds and uPVC bi-folding doors with vertical blinds to another elevation. The room has white decor to deep coving, grey tiled floor with under floor heating and six down lights.

Utility room

5' 6" x 8' 10" (1.67m x 2.70m)

With matching units and work top as the kitchen the utility has space and plumbing for both washing machine and dryer with one and half sink drainer, there is grey tiled floor with under floor heating, uPVC frosted door to the side, extractor, ceiling light and built in storage cupboard.

Cloakroom

3' 5" x 5' 3" (1.05m x 1.60m)

With matching white WC and vanity sink, grey splash back tiling and tiled floor, under floor heating, pendant light, and deep coving.

Stairs and landing

With light brown carpet, oak bulstrade and glass infill panels, white decor, storage cupboard, two pendant lights, radiator and uPVC window and blind to the front.

Bedroom One

13' 0" x 11' 1" (3.95m x 3.37m)

Large double bedroom with vaulted ceiling having two Velux window with fitted remote control blinds, the room has grey carpet and decor, four down lights, radiator with large picture window to the rear elevation.

Dressing room

13' 5" x 11' 0" (4.08m x 3.36m)

A large dressing room equal in space to the bedroom has grey decor and carpet, radiator and five down. lights.

En suite bedroom 1

7' 7" x 12' 7" (2.31m x 3.83m)

A stunning en suite bathroom has bath, large wide sink, WC and walk in wet room shower with glass screen. The room has grey tiled splash back walls, grey tiled floor, chrome towel radiator, frosted uPVC window, five down lights, built in mirrored vanity cabinet and extractor.

Bedroom Two

12' 9" x 16' 9" (3.89m x 5.11m)

On the top floor the room has grey carpet, white decor, built in storage, two Velux windows and blinds, eaves storage, radiator and pendant light.

En suite bedroom 2

7' 2" x 5' 9" (2.18m x 1.74m)

The en suite to bedroom two has corner shower, sink and WC, grey splash back tiling, grey wood effect vinyl floor, white decor, extractor, Velux window and radiator.

Bedroom Three

16' 10" x 13' 3" (5.12m x 4.04m)

Also on the top floor and third bedroom by size after the two en suites. The room has grey carpet, white decor, uPVC window, built in storage and shelving, radiator and pendant light.

Bedroom Four

12' 4" x 9' 9" (3.76m x 2.96m)

Another double room with uPVC window to the front, grey carpet, white decor, radiator and pendant light.

Bedroom Five

13' 8" x 8' 8" (4.17m x 2.63m)

Currently furnished on all sides of the room with built in wardrobes and storage and used as a dressing room. The room has key carpet, white decor, radiator and uPVC window and wood blinds to the rear.

Bedroom Six

9' 5" x 12' 7" (2.86m x 3.83m)

The smallest bedroom is still 11m2 and has grey carpet, white decor, uPVC window, radiator and pendant light.

Family bathroom

7' 3" x 9' 4" (2.22m x 2.85m)

A lovely main family bathroom has corner shower, bath, sink and WC with grey tiled splash backs with white decor, grey tiled floor, chrome towel radiator, frosted uPVC window, extractor and four down lights.

Front garden

An open fronted bloc paved driveway has space for four cars to the detached single brick garage. There is neat lawn and blue slate borders to the front with block paved path to front door and porch which has two down lights. A timber gate leads to the rear garden.

Rear garden

The south west facing rear garden has extensive patio area with wide block paved pathways to the back of the house and to the side gate. There is neat lawn, fencing to the sides and rear and the garden has a private aspect.

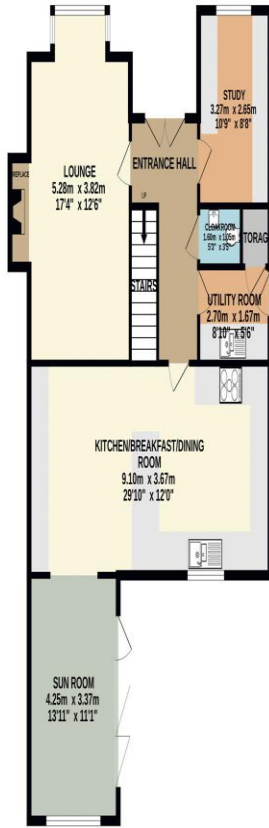
Detached garage

20' 4" x 12' 11" (6.19m x 3.93m)

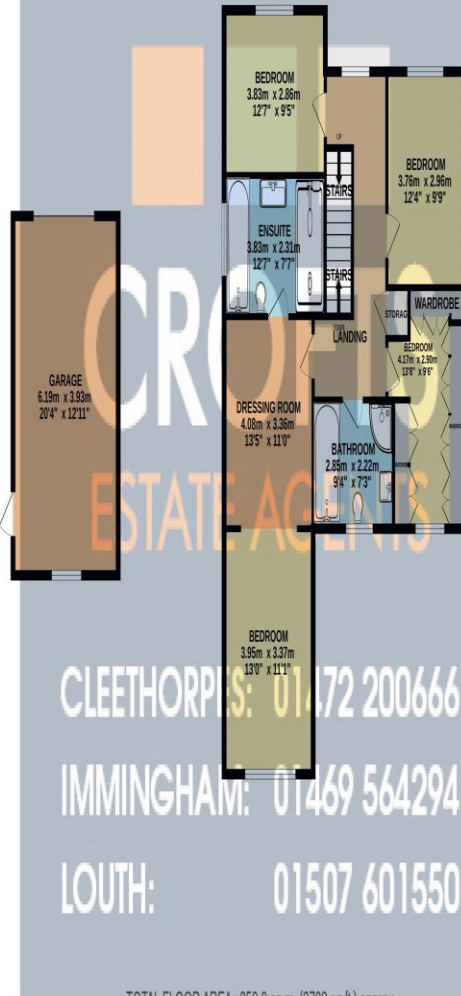
The oversized one and a half brick and tile single garage has up and over electric garage door to the rear, uPVC solid door to the side and uPVC window to the rear.



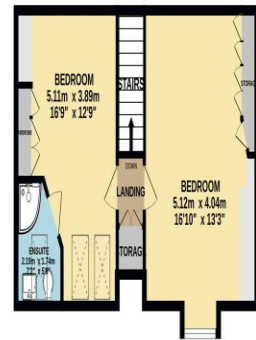
GROUND FLOOR
122.4 sq.m. (1317 sq.ft.) approx.



1ST FLOOR
90.1 sq.m. (970 sq.ft.) approx.



2ND FLOOR
46.5 sq.m. (501 sq.ft.) approx.



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TOTAL FLOOR AREA: 259.0 sq.m. (2788 sq.ft.) approx.

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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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