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



22 Janton Court
New Waltham
DN36 4LL

Offers in the Region Of £220,000

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Property Description

IDEAL FAMILY HOME IN A PRIME LOCATION! We are pleased to present this beautifully extended three-bedroom semi-detached dormer bungalow, offering generous and flexible accommodation with ***no forward chain***, ensuring a swift and hassle-free transaction. The property boasts a large entrance hall, leading to a bright lounge, separate dining room, and a kitchen breakfast room perfect for everyday living. A stunning conservatory floods the home with natural light, creating the ideal space for relaxation and entertaining. A unique feature is the ground floor master bedroom with an open en-suite bathroom, providing added convenience. The gallery landing and stairs lead to two further double bedrooms, one of which is particularly spacious. Outside, the property enjoys neat lawned front and south-facing rear gardens with slab patio areas, secure fencing, and a tranquil setting. Parking is secure and convenient, with a detached brick garage and a long block-paved open-front driveway. This charming home offers the perfect blend of comfort, space, and practicality for discerning buyers. Don't miss out—contact us today to arrange a viewing and make this lovely bungalow your dream home! ??

Entrance hall

14' 9" x 10' 4" (4.49m x 3.14m)

A large entrance hall is entered from a small covered porch with uPVC frosted door, grey wood vinyl flooring, cream decor to coving, uPVC window with vertical blinds, and two radiators.

Lounge

14' 6" x 10' 9" (4.42m x 3.27m)

The lounge has cream decor to coving with feature wall to the chimney breast, stripe carpet, radiator, uPVC bay window with blinds and pendant light.

Dining Room

10' 7" x 10' 4" (3.22m x 3.14m)

A separate dining room is flexible in terms of its future use including for a possible fourth bedroom. The room has white decor to coving and dado rail, wood laminate, uPVC bay window with blind, radiator and pendant light.

Kitchen/Breakfast Room

9' 11" x 11' 5" (3.03m x 3.49m)

With white high gloss wall and base units with wood effect work tops and black sink drainer over. The room has integral electric hob and extractor with oven grill and space for washing machine, dryer, dishwasher and tall American fridge freezer. The room has cream tiled floor, uPVC window and blind to the side, uPVC full length

window and sliding door, white tiled splash backs, loft access and ceiling light.

Conservatory

8' 10" x 11' 0" (2.69m x 3.36m)

A large conservatory extension has brick base, uPVC windows, frosted roof with uPVC door to the garden, radiator, cream tiled floor and fitted blinds.

Bedroom One

12' 8" x 10' 1" (3.85m x 3.08m)

The main ground floor bedroom is open plan to an en suite bathroom and has fitted wardrobes, cream decor to coving, striped carpet, ceiling light and radiator.

En Suite

11' 9" x 8' 3" (3.58m x 2.51m)

A large en suite has corner bath, vanity sink and WC, stripe carpet, grey tiled walls, frosted uPVC window, extractor, ceiling light, two radiators and shaver point.

Shower room

6' 8" x 5' 5" (2.03m x 1.64m)

A ground floor shower room has corner enclosed shower, WC, vanity sink, grey full tiled walls and floor, uPVC frosted window with blind, chrome towel radiator, extractor and coving.

Stairs and landing

A winding carpeted stairs has strip carpet, beige decor to coving, pendant light and uPVC window to the side.

Bedroom Two

9' 9" x 21' 3" (2.97m x 6.48m)

The second bedroom is quite large and encompasses the entire width of the first floor with two windows to the front with blinds, fitted wardrobes, neutral decor to coving and dado, radiator and two strip lights.

Bedroom Three

8' 11" x 13' 10" (2.71m x 4.22m)

A third double bedroom has brown carpet, neutral decor, uPVC window to the rear, radiator, coving and pendant light.

Garage and driveway

17' 5" x 8' 6" (5.32m x 2.59m)

A good sized brick and tile garage has electric fob operated up and over metal front door, aluminium window to the side and timber door pedestrian access to the side through wood door. A long block paved open front driveway leads from the front to tall timber gates and on again to the garage.

Front garden

A neat lawn front garden has new timber fence to the sides and brick wall to the front.

Rear garden

A good sized south west facing garden has neat lawn, large block paved patio area, slab patio area and hard standing for green house all enclosed with quality tall 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.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

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

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.





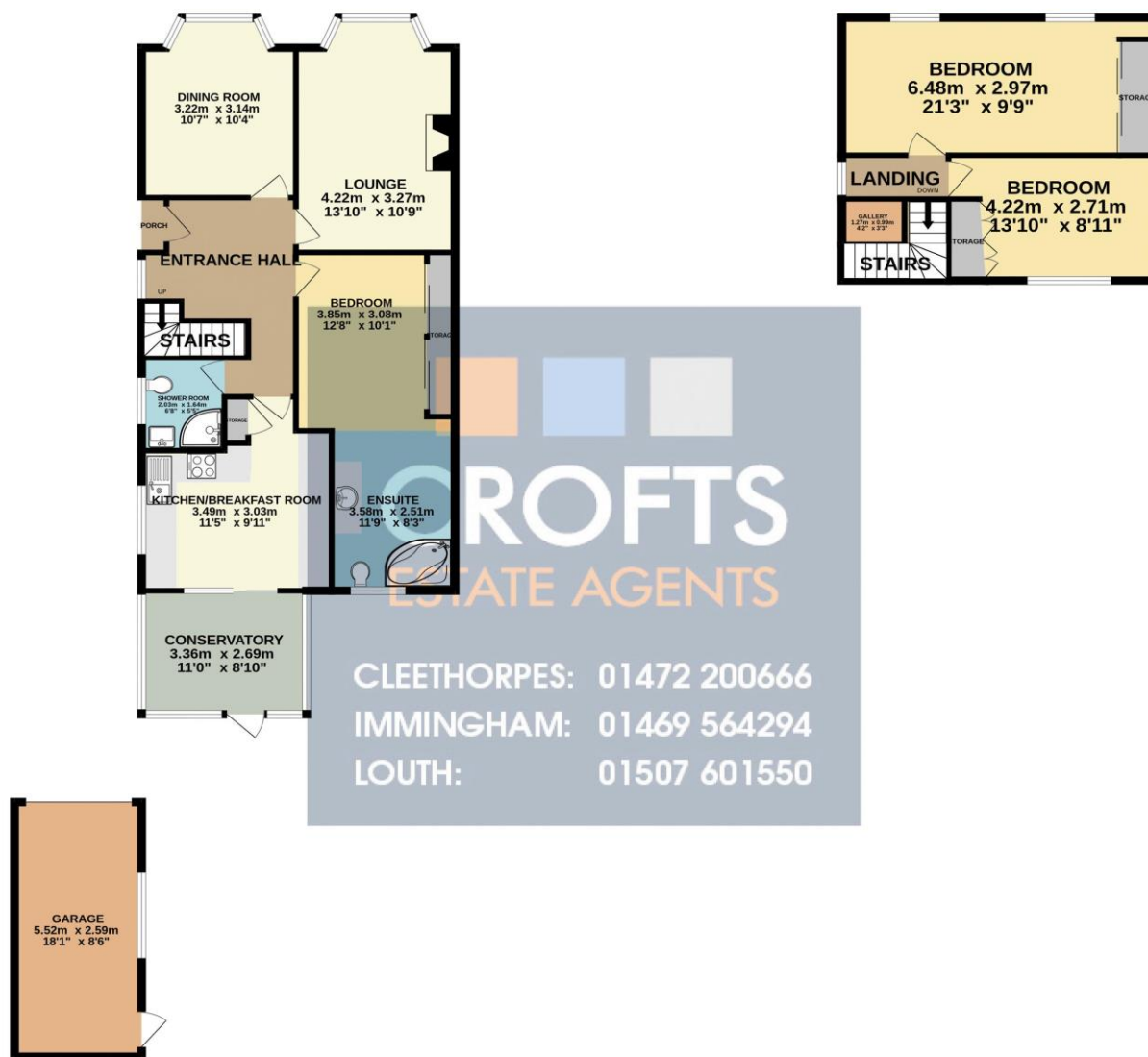
OPEN 7 DAYS A WEEK

Monday to Friday
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
100.1 sq.m. (1077 sq.ft.) approx.

1ST FLOOR
36.4 sq.m. (391 sq.ft.) approx.



TOTAL FLOOR AREA : 136.4 sq.m. (1468 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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