



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES  
01472 200666

IMMINGHAM  
01469 564294

LOUTH  
01507 601550

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



3 Cardinal Court  
Waltham  
DN37 0YE

Offers in the Region Of £150,000

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](mailto:info@croftsestateagents.co.uk)

[immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)

[louth@croftsestateagents.co.uk](mailto:louth@croftsestateagents.co.uk)

[www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)



### Property Description

\*A Perfect Rural Retreat\* We are delighted to present this charming 2-bed semi-detached house, nestled in a small, desirable cul-de-sac in the heart of Waltham village. This lovely property sits on a good plot, offering a tranquil and private living experience, perfect for young professionals or singles seeking a rural escape. The south-west facing enclosed rear garden is a haven of peace, ideal for relaxing and enjoying the outdoors. Off-road parking for one car is conveniently located to the front of the property. Inside, you'll find a spacious lounge dining room, a modern kitchen, and two comfortable bedrooms with a bathroom on the first floor. Waltham is a highly sought-after village, boasting a great range of amenities, excellent schools, and reliable bus links. The property is just a short walk from the village centre, making it an ideal location for those looking to put down roots. With its perfect blend of charm, practicality, and location, this house is an excellent choice for anyone seeking a rural lifestyle. Schedule a viewing today and make this lovely house your home!

### Entrance

A small entrance area to the front of the property has uPVC frosted door, cream decor, ceiling light and wood laminate flooring.

### Lounge diner

14' 11" x 12' 4" (4.55m x 3.75m)

A good sized lounge dining room has green and white decor to coving, wood laminate flooring, uPVC window to the front and radiator. The stairs to the first floor are open plan to the lounge.

### Kitchen

13' 0" x 5' 6" (3.95m x 1.68m)

The kitchen has a range of cream wall and base units to two sides with wood effect work top over and one and a half sink drainer and tiled splash backs over. There is an integral oven grill, gas hob with extractor over, wood laminate flooring, space for washing machine and tall fridge freezer, uPVC window to the rear, uPVC frosted door to the side, cream decor, radiator and ceiling light.

### Stairs and landing

Carpeted stairs lead to the first floor with neutral decor, pendant light and loft access.

### Bedroom One

9' 0" x 11' 7" (2.75m x 3.53m)

The main bedroom has grey carpet and grey decor to coving, uPVC window to the front, over stairs storage, built in wardrobe, radiator and pendant light.

### Bedroom Two

9' 2" x 6' 0" (2.79m x 1.82m)

With neutral decor, wood laminate flooring, uPVC window to the rear, radiator and pendant light.

### Family Bathroom

6' 2" x 5' 6" (1.89m x 1.67m)

The bathroom has three piece white suite with shower over the bath and glass screen, there are painted grey splash back tiles to the wet areas. grey wood effect vinyl floor, white decor, frosted uPVC window to the rear, radiator and ceiling light.

### Front garden

A good sized back garden means that the property is set back from the road and also enjoys a degree of screening from a large pine tree. The garden is laid to lawn with path to the front door.

### Rear garden

An enclosed south west facing rear garden has timber fencing to all sides with gate back to the front, timber shed, lawn, slab patio area, raised blue slate border, soil border and a large slab patio with a further smaller raised patio area.

### Parking

An open front concrete and block paved area provides one parking space to the side of the property.

### 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](http://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](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

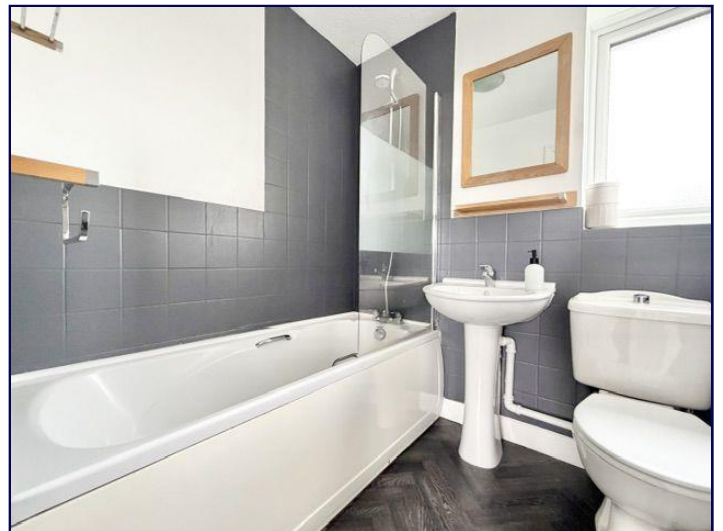
### Property Management

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.

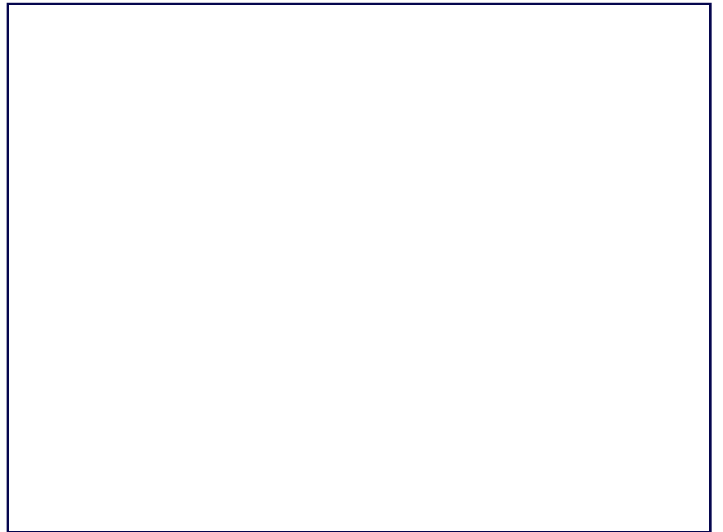
### Mortgage and Financial Advice

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.**





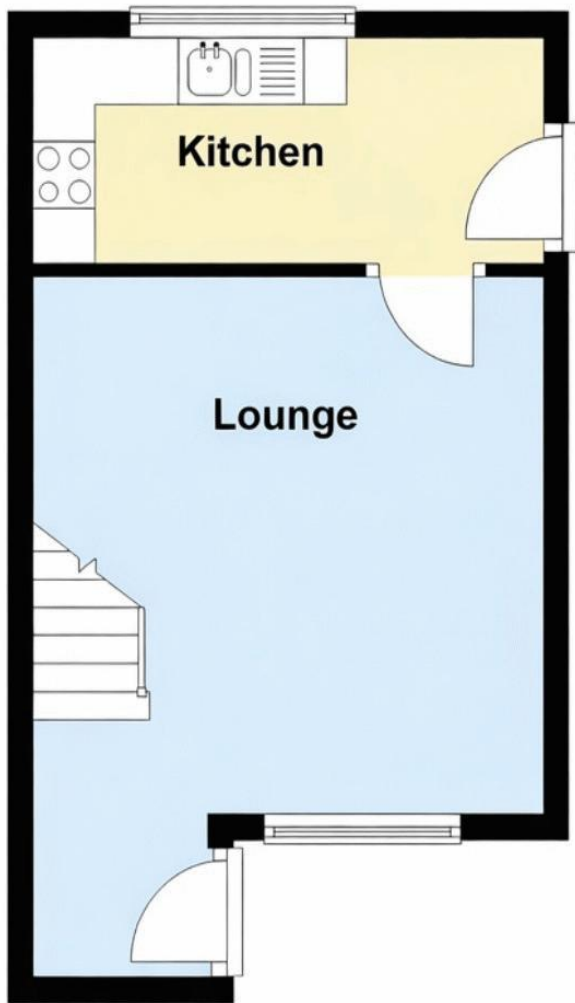


**OPEN 7 DAYS A WEEK**

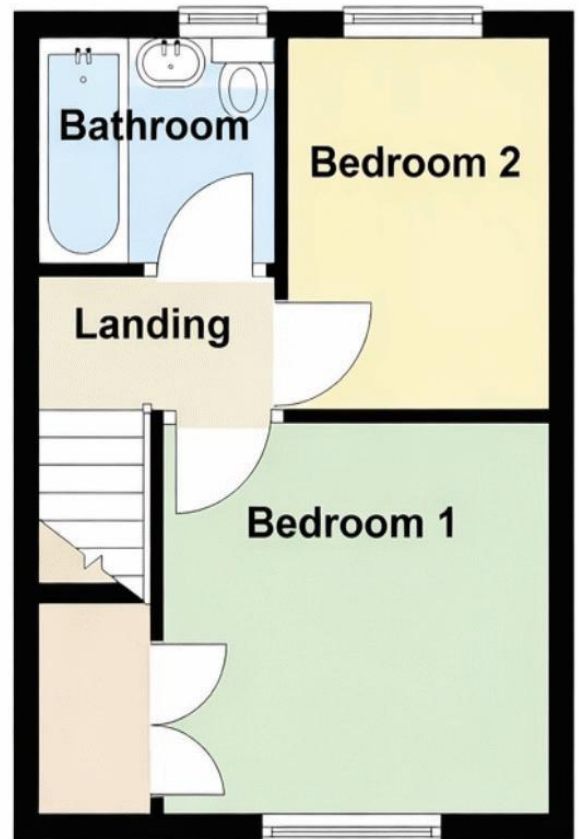
Monday to Friday  
Saturday  
Sunday

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

## Ground Floor



## First Floor



Please be advised that the floor plan is not drawn to scale and items such as window placements and bathroom/kitchen fixtures are not accurate, the plans are not to be relied upon and are to be used for illustrative purposes only.

Plan produced using PlanUp.