



# CROFTS ESTATE AGENTS

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



7 David Place  
New Waltham  
DN36 4NT

Offers in the Region Of  
£210,000

Coming to the market with NO FORWARD CHAIN if required is this deceptively large three bedroom double dormer semi detached bungalow. Ideally located in the centre of the well serviced village of New Waltham close to amenities, shops, parks, transport links and schools, this property could be ideal for a variety of buyers including a family or the retiring type who still like space. briefly comprising entrance hall, kitchen diner, lounge and dining room, ground floor shower room and bedroom all to the lower level with two large double bedrooms with scope for an en suite to the first floor. Outside the property has large long block paved driveway to the front with parking for 6 cars plus single brick garage with near well presented gardens to the front and low maintenance gardens to the private rear. A very well priced property situated in a desirable cul-de-sac location that won't be around for long!

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#### Entrance hall

With uPVC frosted front door and uPVC window, grey carpet, cream decor, built in storage, pendant light ceiling rose and loft access.

#### Lounge

16' 11" x 11' 2" (5.15m x 3.41m)

Open plan to the dining area but could be changed to come directly off the hallway, the well proportioned lounge has uPVC half bay, cream decor with feature wall and coving, grey carpet, two radiators, pendant light and cream granite effect fireplace with electric fire.

#### Dining room

7' 11" x 11' 3" (2.42m x 3.42m)

Open plan to the lounge but could be turned into a separate room, the dining room has cream decor and feature wall, plate rail, grey carpet, radiator, coving and pendant light.

#### Kitchen breakfast room

12' 11" x 11' 2" (3.94m x 3.40m)

A good sized kitchen breakfast room has cream wall and base units with wood effect work top, breakfast bar and one and a half sink drainer over. There is an integral oven grill, gas hob with extractor over and space for washing machine, dish washer and tall fridge freezer. The room has stone effect vinyl floor, two uPVC

windows with vertical blinds, uPVC frosted door, cream tiled splash backs, reddy peach decor, two ceiling lights and radiator.

#### Bedroom One

13' 5" x 11' 2" (4.08m x 3.41m)

The ground floor bedroom has cream and yellow decor, brown carpet, uPVC window to the rear, coving, built in storage, fan light and radiator.

#### Shower room

6' 1" x 7' 3" (1.86m x 2.22m)

A modern shower room has large enclosed glass shower cubicle with marble effect aqua boarded splash backs, vanity sink and WC, frosted uPVC window, grey wood effect vinyl, ceiling light and chrome towel radiator.

#### Stairs and landing

The stairs and landing have cream decor, grey carpet and pendant light.

#### Bedroom Two

13' 7" x 10' 2" (4.14m x 3.10m)

A large double bedroom has beige carpet, cream decor, uPVC window, coving, pendant light, radiator and built in storage.

**Bedroom Three**

13' 3" x 11' 2" (4.04m x 3.40m)

Another double bedroom has uPVC window to the front, purple decor with feature wall, pendant light, radiator, grey carpet and built in storage.

**Front garden**

A good sized front garden is mainly laid to law with well stocked soil borders. To the other side of the driveway is a long low maintenance gravel border with some feature trees. The garden has timber fencing to the sides and low wall to the front.

**Rear garden**

A low maintenance west facing rear garden is laid to patio with tall conifer screening to the rear and fence to the side. To the back of the house is a crazy paved and slab patio area to enjoy the late sunshine.

**Garage and driveway**

17' 4" x 9' 4" (5.29m x 2.84m)

A single brick and tile built garage has up and over plastic front door with wood window with blind to the side. The garage has eaves storage plus power and light.





**Tenure**

Believed to be Freehold, awaiting solicitors' formal confirmation.  
All interested parties are advised to make their own enquiries.

**Services**

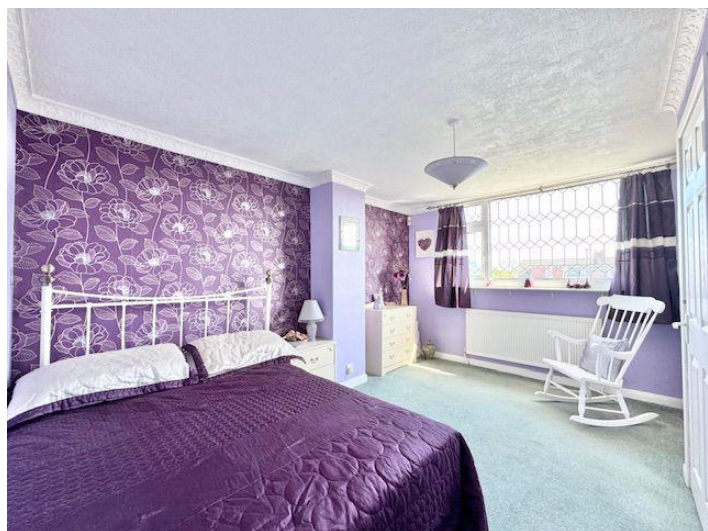
All mains services are understood to be connected, however  
Crofts have not inspected or tested any of the services or service  
installations & purchasers should rely on their own survey.

**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)





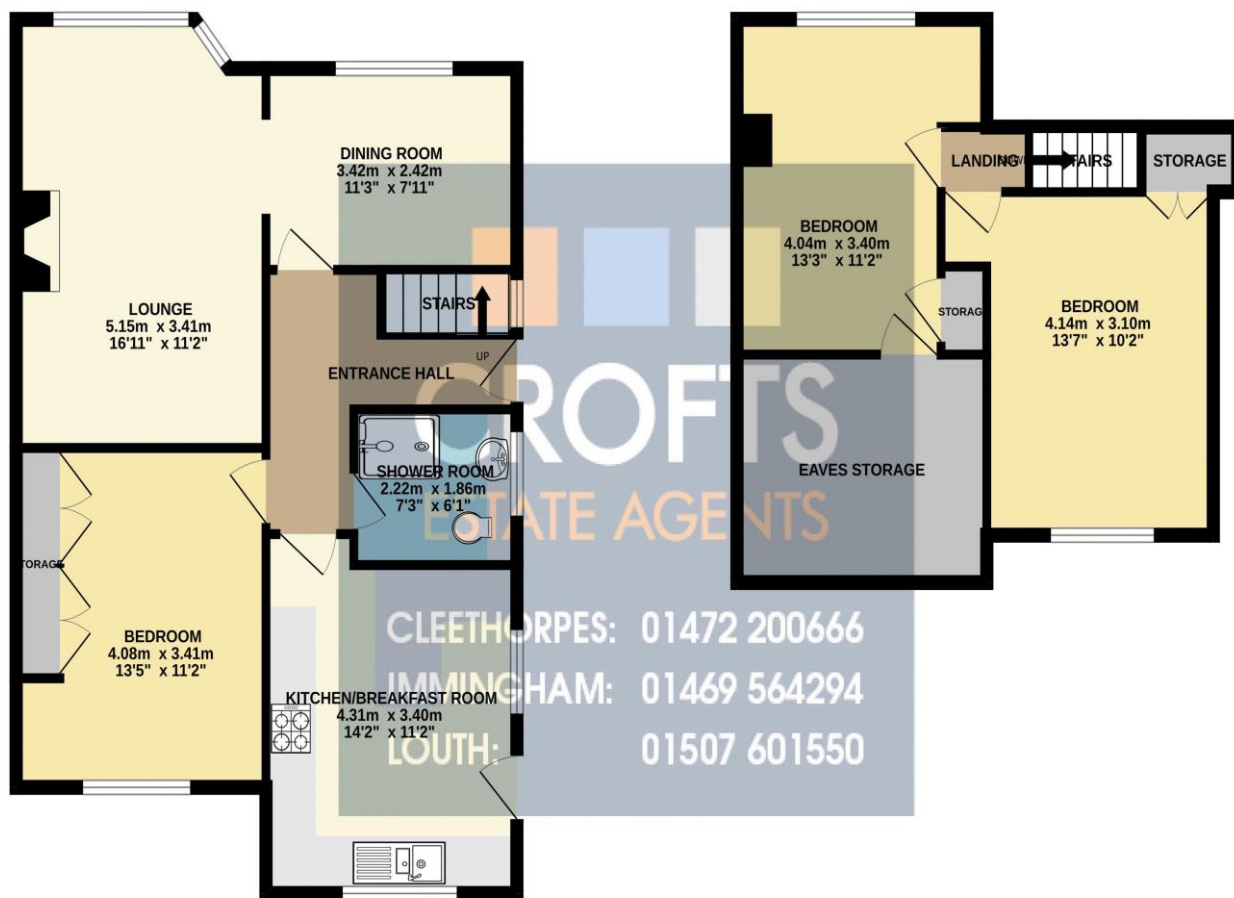


OPEN 7 DAYS A WEEK

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  
64.2 sq.m. (691 sq.ft.) approx.

1ST FLOOR  
38.2 sq.m. (411 sq.ft.) approx.



TOTAL FLOOR AREA: 102.3 sq.m. (1101 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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