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Tannery Close
Waltham
Grimsby
DN37 0GD

Offers in the Region Of £152,950

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Property Introduction

CONSERVATION AREA - NO FORWARD CHAIN – Crofts are delighted to bring to the market this well-presented two-bedroom mid-terrace home, situated on the ever-popular Tannery Close, just off Skinners Lane in the highly sought-after village of Waltham. Built by the respected John Collis Builders, this attractive home enjoys a quiet cul-de-sac position and is perfectly suited to first-time buyers, downsizers or buy-to-let investors. The property offers well-planned accommodation throughout and is ready for its next owner to move straight into. Entering the property into the spacious lounge filled with natural light and providing an ideal space to relax or entertain. To the rear, the modern fitted kitchen offers a range of wall and base units, integrated oven and hob, plumbing for a washing machine and ample worktop space. A door opens directly onto the enclosed rear garden, creating a great space for outdoor dining and enjoying the warmer months. A useful ground floor WC adds further practicality. Upstairs are two generous double bedrooms, both benefiting from excellent natural light, together with a well-appointed family bathroom fitted with a three-piece suite including a bath with shower over. Further benefits include gas central heating, UPVC double glazing with attractive sash-style windows, an allocated parking space and an enclosed rear garden. Waltham remains one of the area's most desirable villages, offering an excellent range of local shops, pubs, cafés, schools and amenities, along with convenient transport links to Grimsby, Cleethorpes and the surrounding countryside. Offered for sale with no forward chain, this is a fantastic opportunity to purchase a quality home in an enviable village location. Early viewing is highly recommended.

Living Room

13' 6" x 13' 4" (4.11m x 4.06m)

Entering the lounge through the front door reveals a window to the front elevation, a radiator and a carpeted floor.

Kitchen

13' 4" x 9' 10" (4.06m x 3.00m)

The kitchen-diner has a window and door to the rear elevation, a radiator and a tiled floor. There is also a range of modern fitted units with a sink and drainer, washing machine, an electric oven and gas hob with an extractor over.

WC

6' 0" x 3' 5" (1.84m x 1.04m)

With a radiator, tiled floor, WC and basin.

Bedroom 1

13' 4" x 10' 0" (4.06m x 3.05m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor.

Bedroom 2

13' 4" x 8' 10" (4.06m x 2.69m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor.

Bathroom

6' 11" x 5' 9" (2.12m x 1.74m)

The bathroom has tiled floors, a radiator and a tiled floor. There is also a white suite with a WC, vanity basin and a bath with a glass screen and mains shower over.

First Floor Landing

The first floor landing has a carpeted floor.

Outside

With an allocated parking space to the front. There is also a tidy low maintenance rear garden enclosed by perimeter fencing and with a gate to the side passage.

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, 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

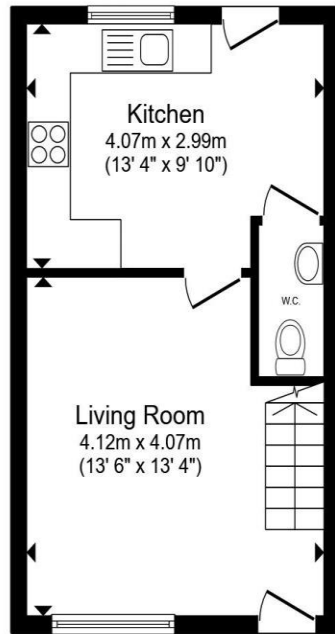
Free Valuations

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.

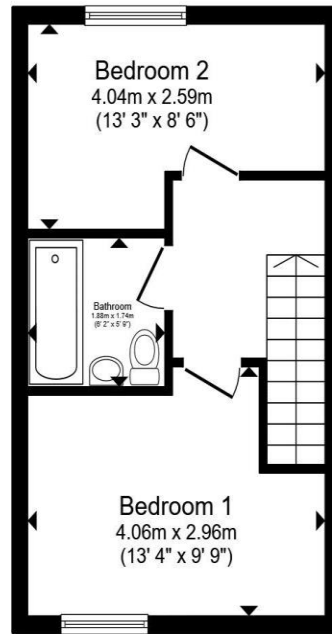
Property Management

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.





Ground Floor



First Floor

Total floor area 58.9 m² (634 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		