



Barnet Drive

New Waltham
DN36 4GH

**Offers in the Region Of
£215,000**

Offered for sale with no forward chain on the vendors side, we are pleased to be able to bring to the market this three bedroom detached bungalow located within this quiet cul de sac. Set upon a larger than average plot, the property offers great scope for further expansion for those wishing to do so, and benefits from gas central heating and uPVC double glazing. The accommodation on offer briefly comprises entrance hallway, lounge, kitchen, bathroom and three bedrooms. Detached garage, and driveway creating ample off road parking, good sized gardens with the rear enjoying a sunny aspect. Viewing is a must on this pleasant home.



Entrance Hallway

uPVC double glazed entry door to the side elevation with adjoining glazed panel. Central heating radiator. Loft access to the ceiling. Central heating radiator.

Lounge

18' 3" x 11' 10" (5.563m x 3.602m)

A well proportioned living space with uPVC double glazed bow window to the front elevation. Central heating radiator. Electric fire and surround.

Kitchen

7' 2" x 11' 10" (2.191m x 3.599m)

Offering uPVC double glazed window and entry door to the rear elevation. Fitted with a range of wall and base units with contrasting work surfacing with inset sink and drainer. Splashback tiling. Integrated double oven and four ring ring electric hob with extractor over. Plumbing for a washing machine and dishwasher. Central heating radiator.

Bathroom

6' 11" x 8' 0" (2.117m x 2.444m)

uPVC double glazed window to the side elevation and fitted with a close coupled w.c, shower cubicle, pedestal wash hand basin and panelled bath. Splashback tiling. Coving to the ceiling. Fitted extractor. Central heating radiator. Tiled flooring.

Bedroom One

13' 8" x 11' 10" (4.173m x 3.605m)

uPVC double glazed window to the front elevation. Central heating radiator. Fitted wardrobes and overhead storage cupboards.

Bedroom Two

14' 11" x 11' 10" (4.551m x 3.599m)

uPVC double glazed sliding patio doors to the rear elevation. Central heating radiator. Coving to the ceiling. Currently used as a dining room but does create a good sized second double bedroom.

Bedroom Three

8' 11" x 8' 0" (2.724m x 2.450m)

uPVC double glazed window to the side elevation. Central heating radiator. Coving to the ceiling.

Outside

The property is set upon a larger than average plot than normally found in this area. To the front there is a gravelled area with established shrubs but this could easily be altered to further parking for those wishing to do so and could accommodate a caravan/motorhome or similar. Detached brick garage to the front. Side gates to the driveway provide a further secure parking area. To the opposite side there is a further garden area with lawns and shrubs, but offers the potential to further expand the property for

Cleethorpes 01472 200666
Immingham 01469 564294
Louth 01507 601550

www.facebook.com/croftsestateagents



those wishing to do so. The rear garden again is of a good size and has lawn, patio areas, decking and small pond.

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, all viewings are strictly by appointment only please.

Council Tax Information

Band D: 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

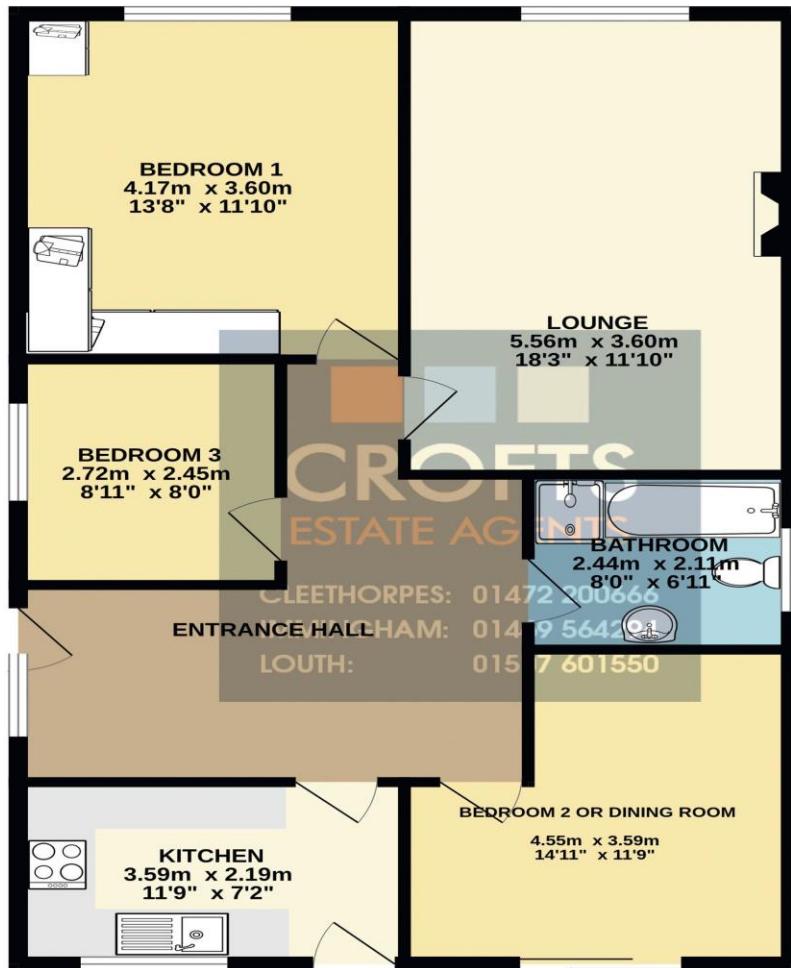
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

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



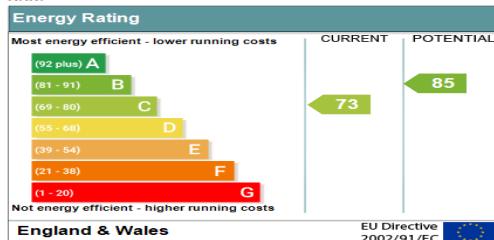
GROUND FLOOR
82.2 sq.m. (885 sq.ft.) approx.



TOTAL FLOOR AREA : 82.2 sq.m. (885 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 service/symbols shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

Address: 6 Barnet Drive, New Waltham, GRIMSBY, DN36 4GH
RRN:



DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.