



# CROFTS ESTATE AGENTS

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



Harvest Crescent  
Waltham  
Grimsby  
DN37 0XU

£180,000

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### Property Introduction

Situated on the ever-popular Harvest Crescent in the sought-after village of Waltham, this attractive detached home offers spacious and versatile accommodation, ideal for families and professional buyers alike. The ground floor welcomes you into a bright and inviting lounge-diner, providing an excellent open plan living and entertaining space. Flowing from here is a delightful sun room that overlooks the rear garden, creating a relaxing area to enjoy throughout the year. The kitchen is well-proportioned with ample worktop and storage space, perfect for modern family life, while a convenient ground floor WC adds to the home's practicality. To the first floor are three well-presented bedrooms, offering comfortable accommodation for a growing family or those requiring home office space. The family bathroom is smartly arranged and serves all bedrooms. Externally, the property benefits from an integral garage and a private driveway providing off-road parking. The front garden creates an attractive approach to the home, while the rear garden is a generous, enclosed space, ideal for outdoor dining, children's play or simply relaxing in a peaceful setting. Located within easy reach of Waltham's excellent local amenities, schools and transport links, this lovely home must be viewed to be fully appreciated.

### Entrance

Entering into the property reveals walnut vinyl flooring.

### WC

5' 7" x 2' 10" (1.69m x 0.87m)

The WC has a radiator, vinyl flooring, WC and basin.

### Lounge/Diner

22' 4" x 11' 4" (6.80m x 3.45m)

The lounge-diner has a window to the front elevation, coving to the ceiling, a radiator and Walnut wooden flooring.

### Kitchen

8' 9" x 9' 6" (2.67m x 2.76m)

The kitchen has a window and door to the rear elevation. There is also a superb fitted kitchen with a one and a half sink and drainer, integral fridge, electric oven and hob with an extractor over.

### Conservatory

9' 2" x 8' 6" (2.80m x 2.60m)

The conservatory has tri aspect windows, French doors to the rear garden and a radiator.

### First Floor Landing

The first floor landing has access to the loft and a carpeted floor.

### Bedroom One

12' 11" x 10' 5" (3.94m x 3.18m)

Bedroom one has a window to the rear elevation, coving to the ceiling, a radiator and laminate flooring.

### Bedroom Two

10' 5" x 9' 4" (3.18m x 2.84m)

Bedroom two has a window to the front elevation, coving to the ceiling, a radiator and carpeted flooring.

### Bedroom Three

9' 3" x 8' 10" (2.83m x 2.69m)

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

### Bathroom

5' 5" x 8' 8" (1.64m x 2.64m)

The bathroom has an opaque window to the front elevation, a radiator and tiled floor. There is also a WC, basin and bath with mains operated shower and glass screen over.

### Garage

16' 8" x 7' 9" (5.08m x 2.36m)

The garage has an up and over door, light and power and plumbing for a washing machine.

### Outside

To the front there is off road parking and a lawn. The rear garden is enclosed by perimeter fencing and reveals a further lawn and a patio area which is ideal for alfresco dining.

### 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 C: 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 a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

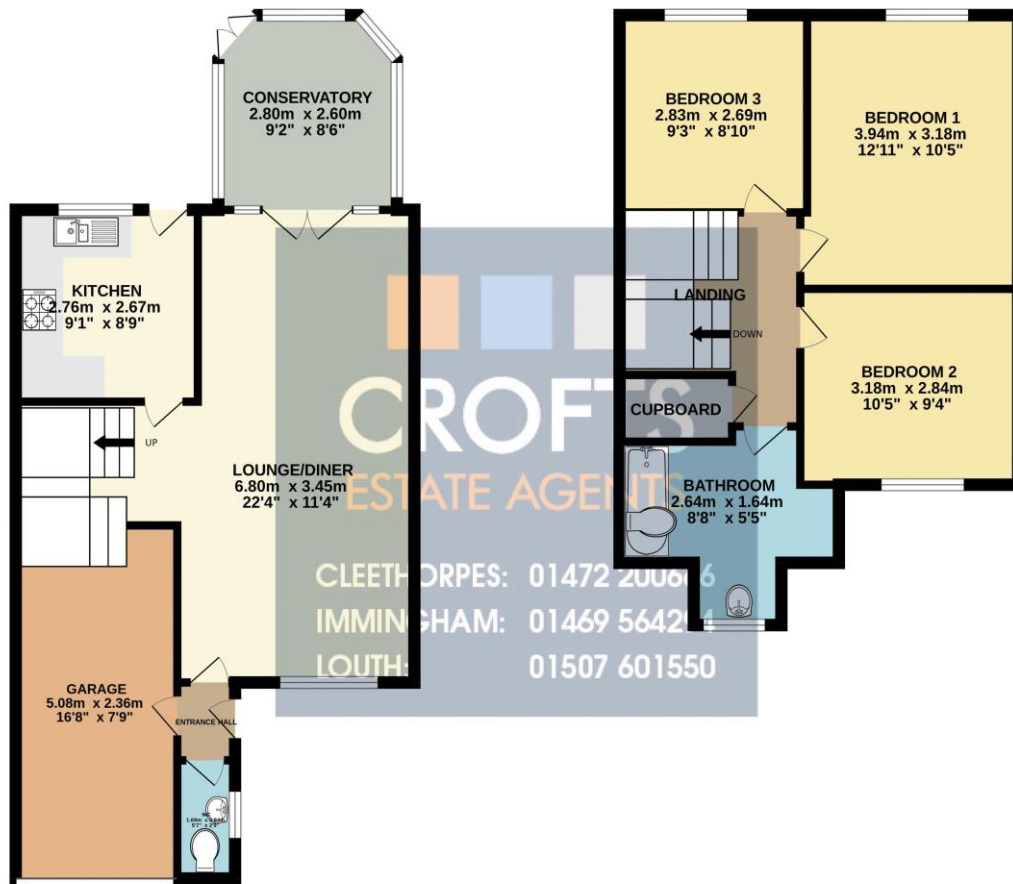
**Forge Financial Solutions** will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



GROUND FLOOR  
55.6 sq.m. (598 sq.ft.) approx.

1ST FLOOR  
44.1 sq.m. (475 sq.ft.) approx.



TOTAL FLOOR AREA: 99.7 sq.m. (1073 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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