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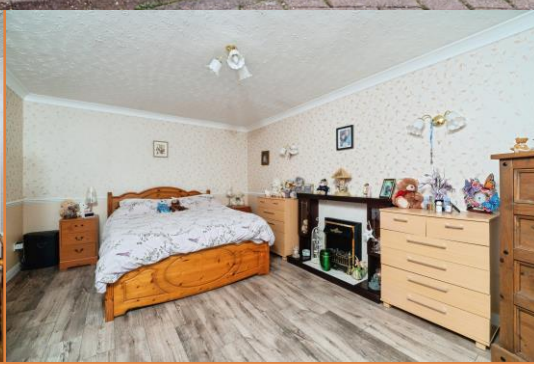
IMMINGHAM
01469 564294

LOUTH
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Meadow Croft

Grimsby
DN37 0EQ

Offers in the Region Of £180,000

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Property Introduction
Crofts Estate Agents are delighted to bring to the market this well-presented two-bedroom semi-detached bungalow, situated within the popular modern cul-de-sac development of Meadow Croft, Waltham. Offered for sale with no forward chain, this property is ideal for those seeking comfortable, low-maintenance, single-level living. The accommodation is arranged entirely on the ground floor and briefly comprises an inviting entrance hallway, a spacious lounge, fitted kitchen, modern bathroom, a generous double bedroom and a versatile single bedroom, ideal as a guest room, nursery or home office. The property further benefits from laminate flooring throughout, providing a practical and easy-to-maintain finish. Externally, the bungalow enjoys a substantial amount of off-road parking to the front, while both the front and rear gardens have been thoughtfully designed with low maintenance in mind, featuring attractive block paving that creates useful outdoor space without the upkeep of traditional lawns. Located just off Fairway in the highly sought-after village of Waltham, the property is conveniently positioned close to local amenities, transport links and picturesque countryside walks. An excellent opportunity for first-time buyers, downsizers or investors alike, this attractive bungalow is available for immediate viewing and is offered to the market with vacant possession and no onward chain. Early viewing is highly recommended.

Entrance Hall
Off the side with a radiator and laminate flooring.

Lounge
16' 8" x 11' 1" (5.07m x 3.38m)
The lounge has a window to the front elevation, a radiator and laminate flooring.

Kitchen
9' 6" x 9' 2" (2.89m x 2.79m)
The kitchen has a window and door to the rear elevation, a radiator and laminate flooring. There is also a range of fitted units with a sink and drainer, plumbing for a washing machine, an electric oven and hob with an extractor over.

Bedroom 1
12' 8" x 11' 1" (3.85m x 3.37m)
Bedroom one has a window to the rear elevation, a radiator and laminate flooring.

Bedroom 2
7' 3" x 9' 2" (2.22m x 2.80m)
Bedroom two has window to the front elevation, a radiator and laminate flooring.

Bathroom
8' 5" x 5' 6" (2.56m x 1.68m)
The bathroom has an opaque window to the side elevation, a radiator and laminate flooring. There is also a WC, basin and bath.

Outside
With a low maintenance frontage to the front providing ample off road parking. There is a gate to the side leading to the rear garden which again is low maintenance and 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 B: To confirm council tax banding for this property please view the websitewww.voa.gov.uk/cti

Mortgage Services
Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

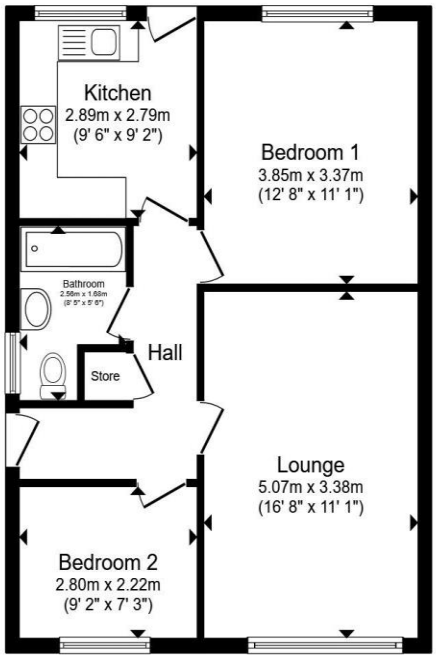
Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

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.



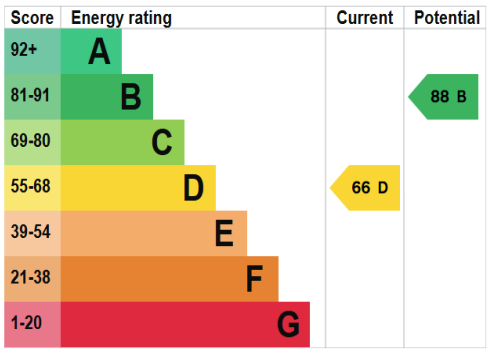




Total floor area 56.6 m² (609 sq.ft.) approx

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

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MS/SEQ/8768/08.26