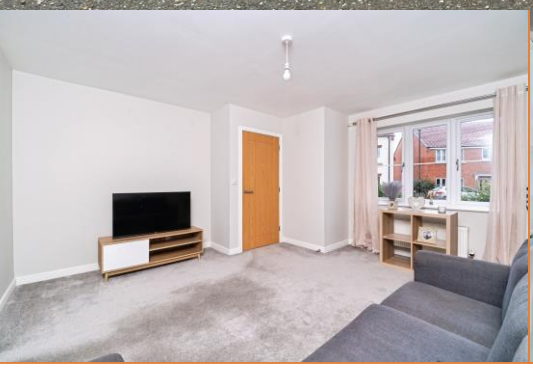
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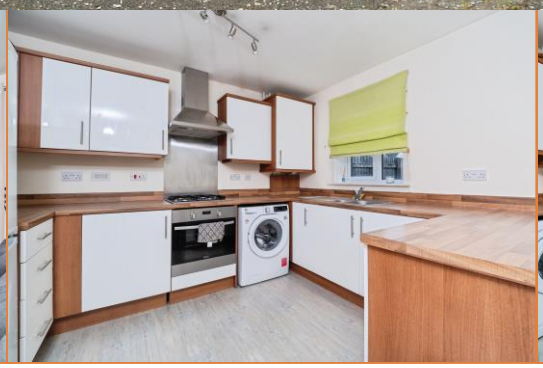
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LOUTH
01507 601550









Peterson Drive

New Waltham
DN36 4LF

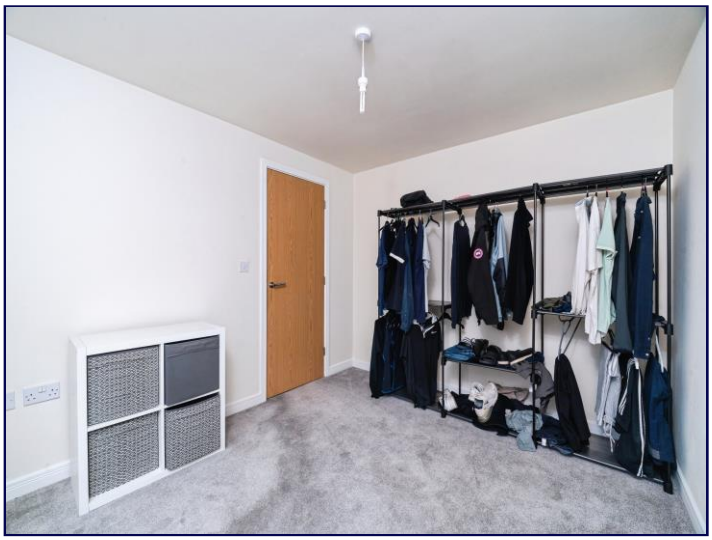
Offers in the Region Of £186,950

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP
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Property Introduction
Situated on the popular Peterson Drive in New Waltham, this well-presented semi-detached home offers well-proportioned accommodation arranged over two floors, making it an ideal choice for families, first-time buyers or those looking to move to a convenient residential location. The ground floor comprises a welcoming lounge, providing a comfortable space for relaxing and entertaining, together with a useful downstairs WC. To the rear is a practical kitchen-diner, offering a sociable space for everyday family life and dining, with access to the rear garden. To the first floor are three bedrooms, providing flexible accommodation for family members, guests or home working, along with a family bathroom. Externally, the property benefits from a small front garden, while the rear garden is tidy and provides a pleasant outdoor space for seating, entertaining or enjoying the warmer months. The property also benefits from off-road parking. An additional benefit is that the property is offered for sale with no forward chain, helping to provide a straightforward purchase for prospective buyers. Located in New Waltham, Peterson Drive provides a residential setting within easy reach of local amenities, schools and transport links, while the wider area offers convenient access to Grimsby, Cleethorpes and the surrounding Lincolnshire coastline. Early viewing is recommended to appreciate the accommodation and outdoor space this property has to offer.

Entrance
Entering the property reveals a radiator and a carpeted floor.

WC
6' 1" x 4' 0" (1.86m x 1.22m)
With an opaque window to the front elevation, a radiator and a WC and basin.

Lounge
14' 3" x 13' 1" (4.34m x 4.00m)
The lounge has a window to the front elevation, a radiator and a carpeted floor.

Kitchen/Diner
10' 7" x 16' 2" (3.22m x 4.93m)
The kitchen-diner has a window and French doors to the rear elevation, a radiator and LVT flooring. There is also a modern fitted kitchen with a one and a half sink and drainer, plumbing for a washing machine and an electric oven and gas hob with an extractor over. There is also space for a dining table and chairs.

First Floor Landing
The first floor landing has a window to the side elevation, a radiator and a carpeted floor.

Bedroom One
13' 9" x 8' 10" (4.18m x 2.68m)
Bedroom one has a window to the front elevation, a radiator and a carpeted floor.

Bedroom Two
11' 1" x 9' 5" (3.39m x 2.88m)
Bedroom two has a window to the rear a radiator and a carpeted floor.

Bedroom Three
9' 11" x 7' 1" (3.03m x 2.16m)
Bedroom three has a window to the front elevation, a radiator and a carpeted floor.

Bathroom
6' 5" x 6' 4" (1.96m x 1.92m)
The bathroom has an opaque window to the rear elevation, a radiator and laminate flooring. There is also a three piece suite with a WC, basin and bath with a glass screen and mains shower.

Outside
With a small frontage and then a rear garden with a lawn and patio area ideal for alfresco dining. There is also a gate to the side and the garden is enclosed by perimeter fencing and brick walls. There is also parking.

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 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.

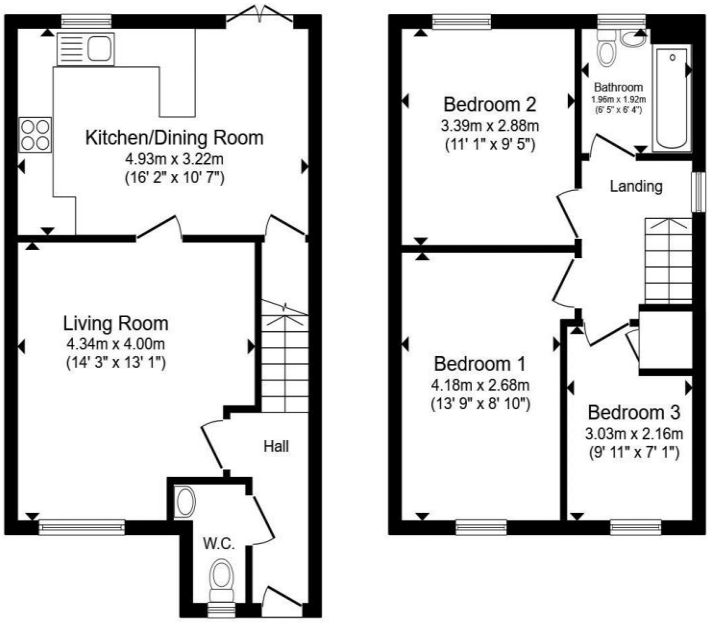
Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

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.





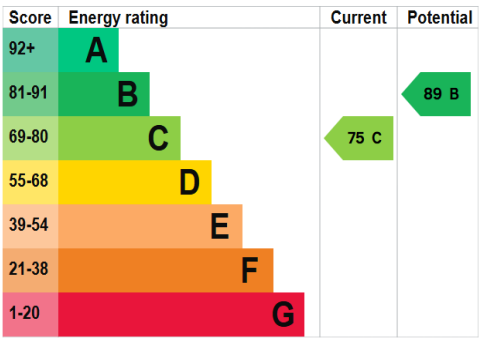


Ground Floor **First Floor**

Total floor area 77.6 m² (835 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