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



Maple Grove

New Waltham
DN36 4PU

£295,000

Crofts estate agents are delighted to offer sale, priced to sell, this spacious detached home is perfect for a family having ample space and lovely rear garden located within the village of New Waltham. Near to a wide variety of local amenities, schools and good road links, this property comes with viewing highly advised. The property stands within a good sized plot with lots of off road parking. Internal viewing will reveal the entrance hall, lounge, dining room, kitchen, conservatory and cloakroom all to the ground floor. To the first floor there are three good sized bedrooms and a modern shower room. The property also benefits from uPVC double glazing and gas central heating.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Hall

Entering the property reveals a door and window to the side elevation, coving to the ceiling, a radiator and laminate flooring.

Dining Room

11' 11" x 9' 0" (3.63m x 2.74m)

The dining room has two windows to the side elevation, coving to the ceiling, a radiator and laminate flooring. There are also sliding patio doors to the conservatory.

Lounge

11' 11" x 18' 5" (3.64m x 5.62m)

A generous lounge with dual aspect windows to the front and side elevation, coving to the ceiling, a radiator and a Karndean flooring. There is also a feature fire place.

Kitchen

11' 11" x 8' 11" (3.63m x 2.72m)

The kitchen has a window and door to the rear elevation, a radiator and a tiled floor. There is also a range of fitted units to base and eye level with a ceramic sink and drainer, plumbing for a dish washer and an electric double oven and FIVE ring gas hob.

Conservatory

8' 8" x 16' 0" (2.64m x 4.88m)

The conservatory has tri aspect windows, a door to the side, French doors to the rear, a radiator and a tiled floor.

WC

With an opaque window to the side elevation, a WC, basin and plumbing for a washing machine.

First Floor Landing

With a window to the side elevation, coving to the ceiling, a radiator and a carpeted floor. There is also access to the loft.

Bedroom One

11' 11" x 11' 11" (3.62m x 3.63m)

Bedroom one has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a built in wardrobe and storage cupboard.

Bedroom Two

11' 11" x 9' 7" (3.62m x 2.93m)

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

Bedroom Three

10' 8" x 8' 5" (3.24m x 2.57m)

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

Shower Room

7' 1" x 5' 5" (2.16m x 1.64m)

The shower room has an opaque window to the side elevation, a heated towel rail and vinyl flooring. There is also a WC, basin and a large shower cubicle with a mains shower.

Garage

With an electric roller door, electrics and a window to the side elevation. A larger than most garage.

Outside

A large low maintenance front garden secured through gates with ample off road parking. There is also a secure and weather proof car port. The rear garden has a degree of privacy with a lawn, beautiful flower beds and established shrubs and fruit trees.

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 C: 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

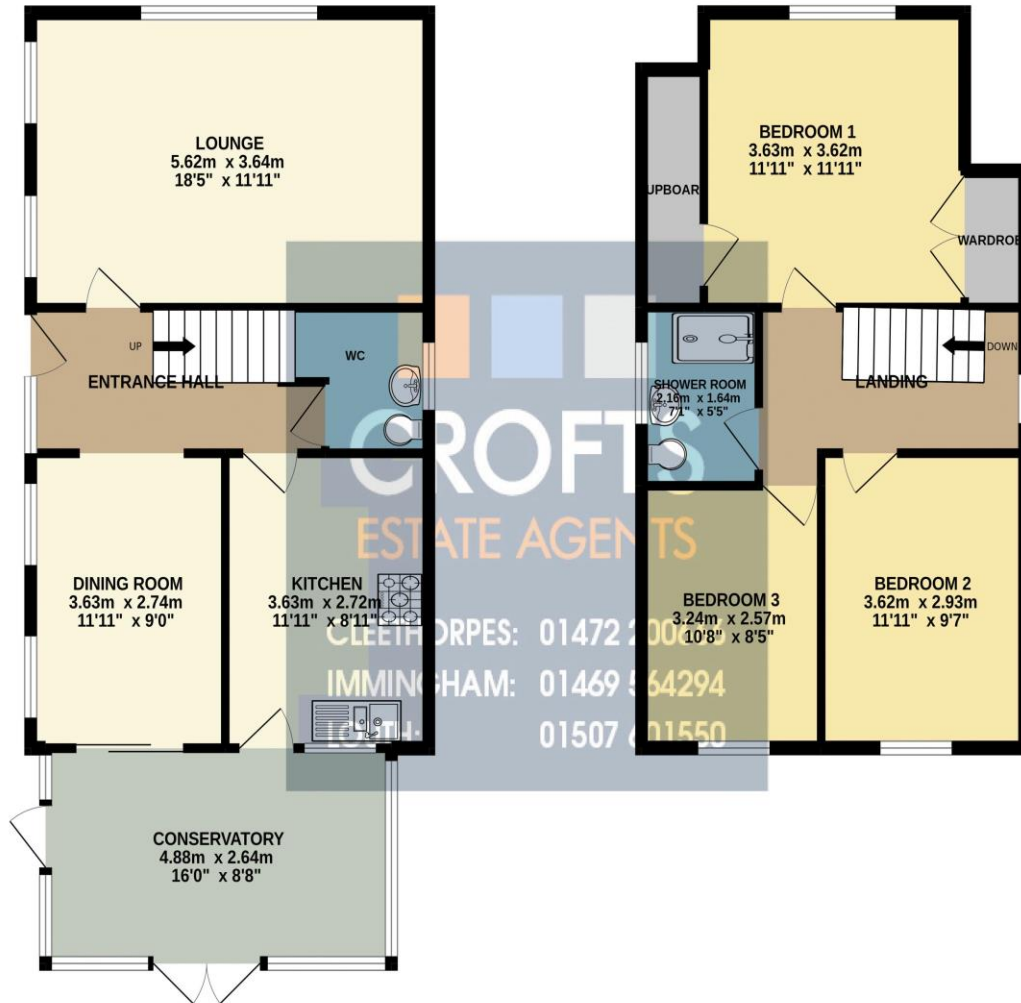
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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



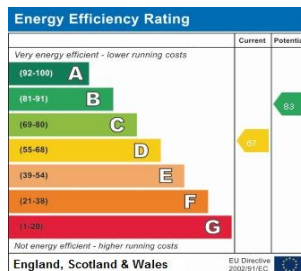
GROUND FLOOR
63.8 sq.m. (686 sq.ft.) approx.

1ST FLOOR
46.7 sq.m. (502 sq.ft.) approx.



TOTAL FLOOR AREA: 110.4 sq.m. (1189 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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