



9 Peterson Drive
NEW WALTHAM
DN36 4GZ

Offers in the Region Of
£245,000

Coming to the market with NO FORWARD CHAIN and situated upon the popular "Renaissance" development located just off Humberston Avenue this property was built by Stamford Homes to their normal high standards. Beautifully presented throughout to a good standard and extended to the rear, the accommodation briefly comprises entrance hallway, cloakroom, good sized proportioned living room, dining room or possible bedroom four, breakfast/dining kitchen, utility room, conservatory to the ground floor with family bathroom and three bedrooms to the first floor. With gas central heating, security alarm system and traditional looking wood double glazing to the frontage, the home also has the added benefit of a single detached garage and driveway with parking for two cars on the driveway. Outside the property enjoys a south west facing garden with decking, slab patio, pond and neat lawn with well stocked borders.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Email: Immingham :

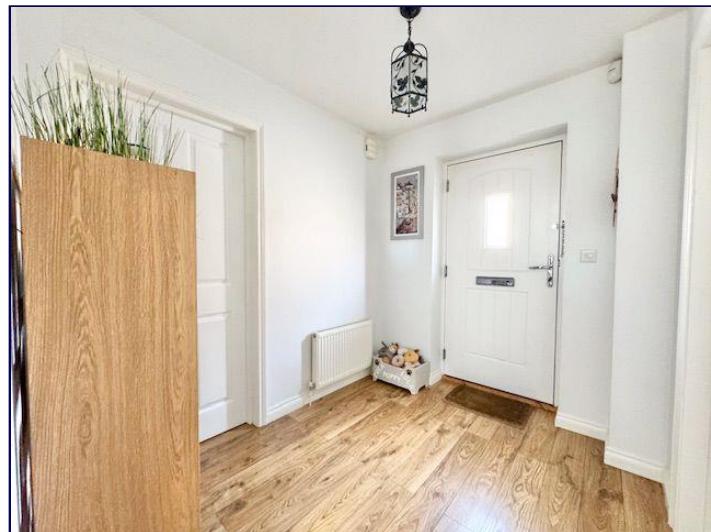
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Entrance hall

17' 5" x 6' 9" (5.31m x 2.05m)

A spacious entrance hall has composite frosted front door, wood laminate flooring, neutral decor, two pendant lights, under stairs storage and radiator.

Lounge

21' 2" x 12' 8" (6.44m x 3.85m)

A spacious room with wood double glazed window to the front and French doors and two windows to the conservatory extension. The room has neutral decor to coving, grey carpet, two ceiling lights, two radiators, cream fire surround with black inset and hearth.

Dining room / Bedroom 4

8' 9" x 12' 6" (2.66m x 3.81m)

A good sized dining room could have a variety of uses including a fourth bedroom with French doors from the hallway, wood DG window to the front, cream decor with feature wall, light brown carpet, radiator and ceiling light.

Kitchen breakfast diner

11' 11" x 12' 5" (3.63m x 3.79m)

A cream gloss kitchen is fitted to three sides with black work tops and ceramic white sink over. There is a large range cooker, integral dish washer, space for large American style fridge freezer, panelled splash backs, wood laminate flooring, neutral decor to coving, uPVC window to the rear with blind, pendant light, built in

dining table for four, glazed door to the utility, vertical grey radiator and pendant light.

Conservatory

6' 6" x 18' 4" (1.98m x 5.58m)

With frosted roof, uPVC windows, standard opening door to the rear plus bi-folding door, the conservatory has tiled floor, cream decor and blinds

Utility room

6' 6" x 6' 2" (1.97m x 1.87m)

Extended with a conservatory the property benefits from this very useful room which has work top and sink, space under for washing machine and dryer, two uPVC windows and door to the rear, white decor, burnt orange tiled floor, radiator and pendant light.

Cloakroom

6' 6" x 3' 2" (1.97m x 0.96m)

The utility has matching white, WC and vanity sink, splash back tiling, wood laminate flooring, blue decor, ceiling light, radiator and extractor.

Stairs and landing

Turning 180 degrees with light brown carpet, Velux window, white decor, loft access and ceiling light.

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Immingham 01469 564294
Louth 01507 601550

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Bedroom One

15' 4" x 12' 6" (4.67m x 3.81m)

A large bedroom with fitted sliding mirrored wardrobe, white decor with feature wall, wood DG window to the front, pendant light, light brown carpet and radiator.

Bedroom Two

9' 9" x 12' 8" (2.98m x 3.85m)

With white decor, brown carpet, Velux window to the rear with blinds, pendant light and radiator.

Bedroom Three

8' 8" x 12' 8" (2.65m x 3.85m)

Light brown carpet, white decor, wood DG window to the front, radiator and ceiling light.

Family bathroom

6' 7" x 6' 9" (2.00m x 2.05m)

The bathroom has white three piece suite with shower over bath, bi-folding glass shower screen, vanity sink and WC, white splash back tiling coupled with white aqua board walls, Velux window with blind, grey vinyl floor, chrome towel radiator, shaving point and ceiling light.

Garage

A single brick and tile detached garage has up and over door to the front, timber access door to the side, eaves storage plus power and light.

Front garden

The property fronts the road with short pavement and steps to the front door. A block paved driveway to the garage provides parking for two average sized cars.

Rear garden

A south west facing rear garden has decking and slab patio area with path to timber gate to the driveway and to the garage door. Lawn area with well stocked mature blue slate, soil and gravel borders. There is a raised brick pond with timber fencing to the perimeter to six feet plus.



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 and 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





OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
90.6 sq.m. (975 sq.ft.) approx.

1ST FLOOR
56.1 sq.m. (604 sq.ft.) approx.



CROFTS
ESTATE AGENTS

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IMMINGHAM:
GARAGE
LOUTH:
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01469 564294
01507 601550

TOTAL FLOOR AREA: 146.7 sq.m. (1579 sq.ft.) approx.

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