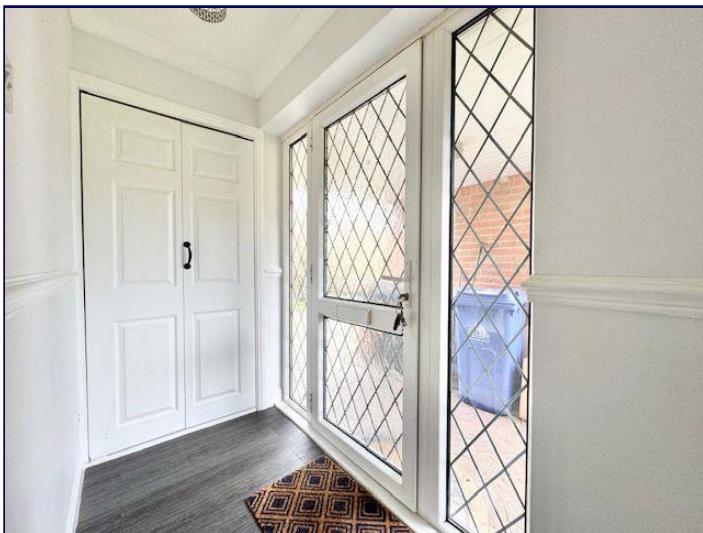




19 Sweetbriar Close
Waltham
DN37 0YF

£190,000

Coming to the market with NO FORWARD CHAIN is this large well presented three bedroom semi detached house. The property is set on what appears to be the largest plot in this Cul-de-sac development at 0.12 acres with the substantial rear garden having a south facing aspect. Inside the property has a good layout and briefly comprises entrance porch from covered out porch, entrance hall, cloakroom, lounge, kitchen, utility room, dining room and conservatory extension with stairs and landing to three bedrooms, en suite shower room to the main bedroom and family bathroom. To the front of the property there is a fantastic amount of off road parking for up to four vehicles plus the detached single brick garage to the front.



Entrance Porch
3' 2" x 7' 7" (0.96m x 2.31m)

Entrance hall

Lounge
11' 4" x 11' 5" (3.45m x 3.48m)

Kitchen
9' 8" x 7' 9" (2.95m x 2.35m)

Utility room
10' 4" x 4' 7" (3.16m x 1.40m)

Dining room
9' 8" x 8' 4" (2.95m x 2.55m)

Conservatory
11' 1" x 8' 0" (3.39m x 2.45m)

Stairs and landing

Bedroom One
11' 9" x 11' 3" (3.59m x 3.42m)

En suite
6' 5" x 4' 8" (1.95m x 1.43m)

Bedroom Two
9' 3" x 11' 3" (2.81m x 3.42m)

Bedroom Three
6' 5" x 9' 9" (1.96m x 2.96m)

Family Bathroom
9' 9" x 4' 8" (2.97m x 1.43m)

Front garden and parking

Rear garden and patio

Detached garage

18' 9" x 9' 5" (5.71m x 2.86m)

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

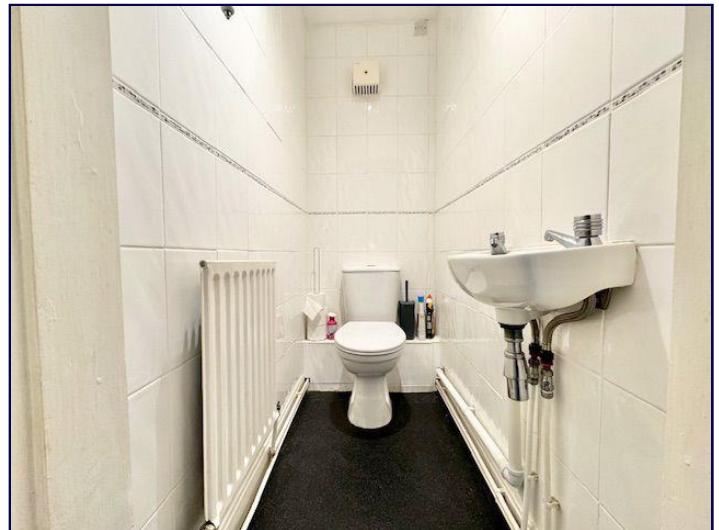
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band C: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti





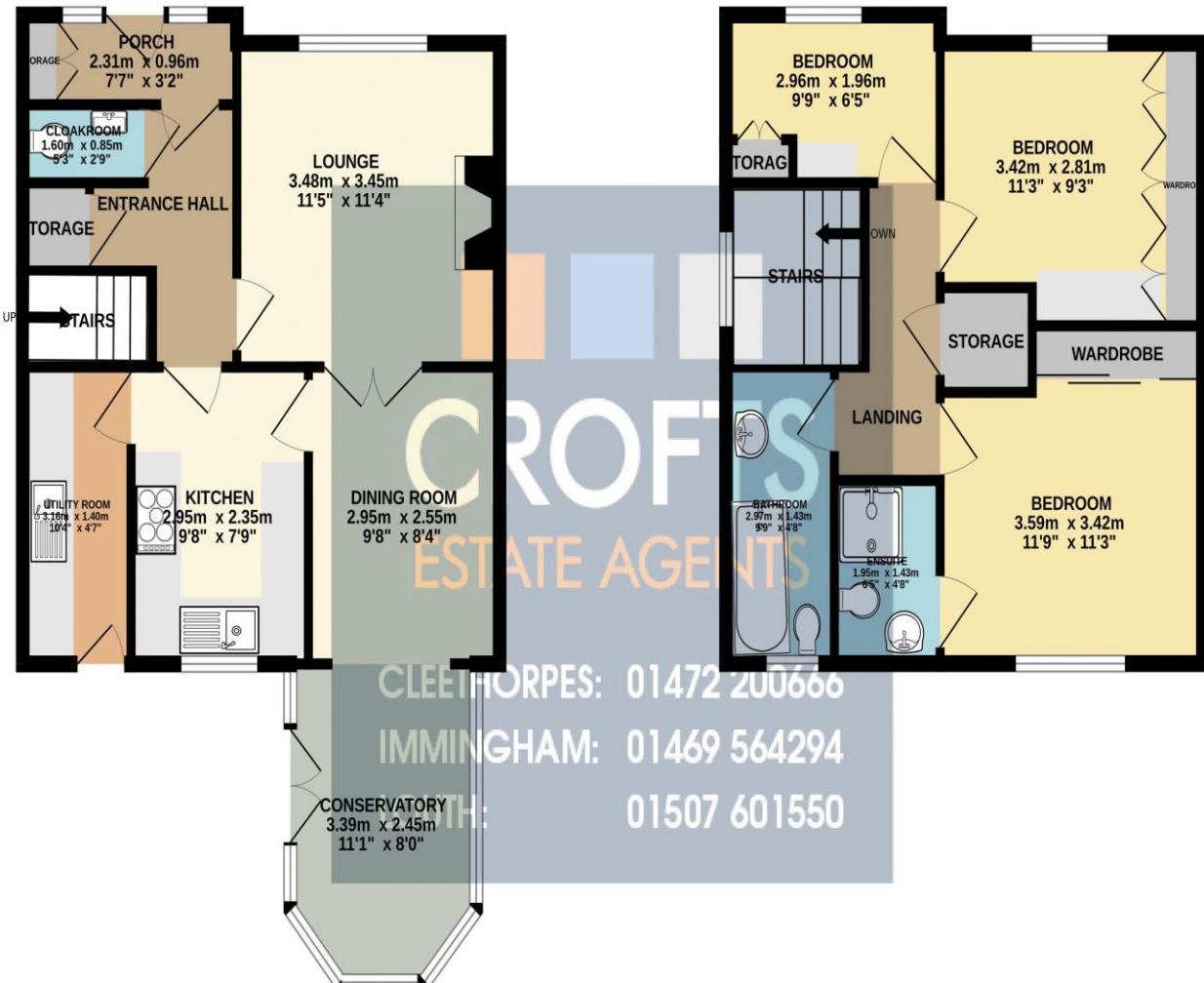


OPEN 7 DAYS A WEEK

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
49.8 sq.m. (536 sq.ft.) approx.

1ST FLOOR
42.6 sq.m. (458 sq.ft.) approx.



TOTAL FLOOR AREA: 92.3 sq.m. (994 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.

Made with Metropix ©2024

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.