

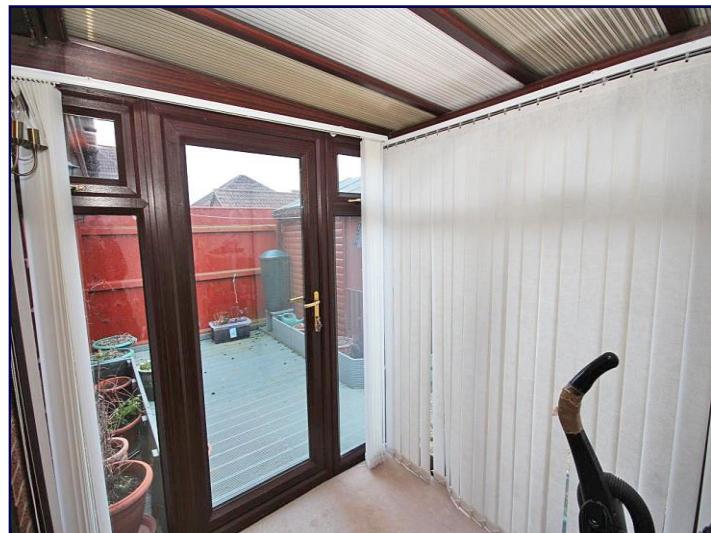


Whimbrel Way

New Waltham
DN36 4YX

Offers in the Region Of
£175,000

Crofts estate agents are delighted to offer for sale this semi-detached bungalow located within the village of New Waltham. Ideal for someone looking to downsize this property comes with viewing highly advised. The village boasts an enviable array of local amenities and internal viewing will reveal the modern kitchen, lounge-diner, two bedrooms, wet room and a small conservatory. Externally there are gardens to the front and rear with off road parking on the driveway and a detached garage. The property also benefits from uPVC double glazing and gas central heating.



Kitchen

13' 7" x 9' 10" (4.13m x 3.00m)

The kitchen has a window to the front elevation, door to the side, coving to the ceiling, a radiator and a tiled floor. There is also a superb fitted kitchen with a one and a half sink and drainer, breakfast bar and integral appliances including a fridge-freezer, dish washer, washing machine, dryer, electric oven, microwave and hob.

Lounge

17' 3" x 9' 11" (5.27m x 3.01m)

The lounge has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a feature fire place.

Conservatory

6' 3" x 7' 9" (1.90m x 2.37m)

Off bedroom two, with tri aspect windows, a door to the side elevation and a carpeted floor.

Bedroom One

12' 5" x 9' 11" (3.78m x 3.02m)

Bedroom one has a window to the rear elevation, a radiator and a carpeted floor. There are also fitted wardrobes.

Bedroom Two

9' 5" x 9' 10" (2.87m x 2.99m)

Bedroom two has sliding patio doors to the conservatory, a radiator and a carpeted floor.

Wet Room

6' 5" x 6' 2" (1.95m x 1.89m)

The wet room has an opaque window to the side elevation, fully tiled walls, a radiator and a suite with a WC, basin and electric shower.

Garage

The garage has an up and over door and electrics.

Outside

With low maintenance gardens to the front and rear with a delightful decked area to the rear with a shed. There is also a driveway providing off road parking.

Cleethorpes 01472 200666
Immingham 01469 564294
Louth 01507 601550

www.facebook.com/croftsestateagents



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 B: 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.

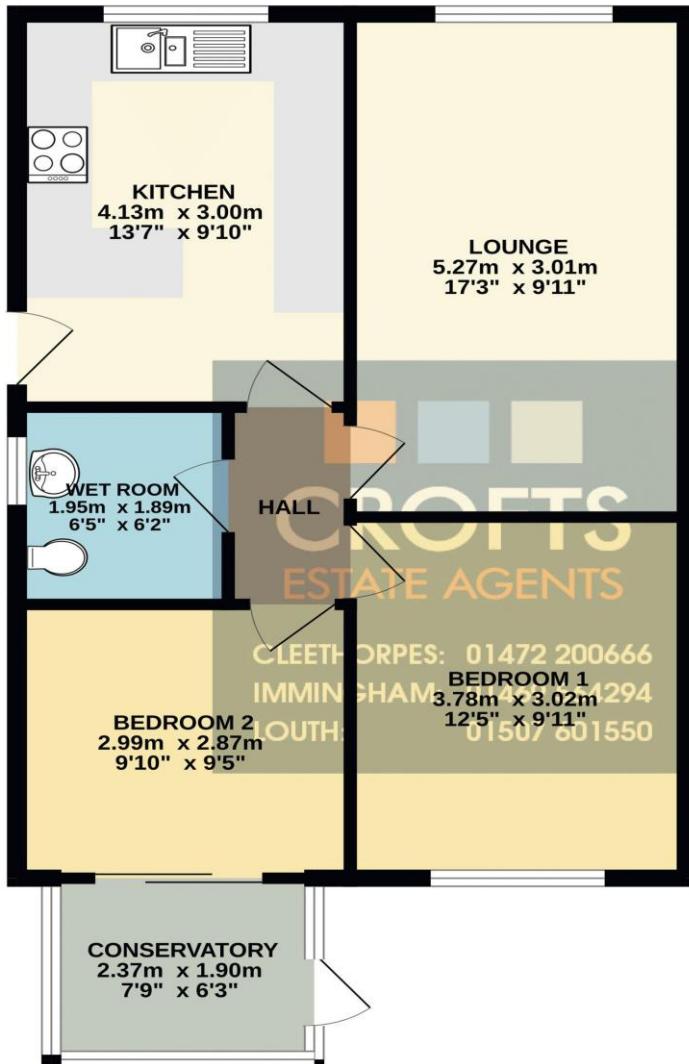
Mortgage and Financial Advice

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
59.0 sq.m. (635 sq.ft.) approx.



TOTAL FLOOR AREA: 59.0 sq.m. (635 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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Energy Efficiency Rating				
Score	Energy rating	Current	Potential	
92+	A			
81-91	B			87 B
69-80	C			
55-68	D	68 D		
39-54	E			
21-38	F			
1-20	G			

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