



CROFTS ESTATE AGENTS

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CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

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



Bradley Road

Waltham
DN37 0UZ

£260,000

Crofts estate agents are delighted to be able to bring to the market this beautifully two double bedroom detached bungalow which has just undergone a full refurbishment and now creates that ready to move into home. With new wiring, heating system, bathroom, and kitchen just to name some of the upgrades, viewing is essential to truly appreciate this superb home. Offering the benefits of gas central heating and uPVC double glazing, this stylish property comprises entrance hallway, spacious living room, superb fitted kitchen with quartz surfacing, two double bedrooms and a lovely modern bathroom with separate shower. One of the bonuses to this home has to be also that of gardens, with good sized frontage with lawn that has been professionally newly seeded, long driveway creating ample off road parking and leading down to a detached garage. The rear garden is a lovely size and again has recently been professionally seeded and is

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Entrance Hallway

Neutrally decorated the entrance hallway has a uPVC double glazed entry door to the side elevation. Central heating radiator. Down lighting to the ceiling. Gloss tiled flooring. Storage cupboard which houses the fuse board.

Living Room

19' 4" x 14' 10" (5.895m x 4.512m) max

This spacious living room offers more than ample space to accommodate both living and dining areas for those wishing to do so. With uPVC double glazed bow window to the front elevation and a further double glazed window to the side. Two modern styled central heating radiators.

Kitchen

10' 9" x 14' 9" (3.269m x 4.489m)

Newly installed this stylish kitchen offers an excellent array of fitted wall and base units with complementary quartz work surfacing with integrated drainer and built in sink. Integrated four ring electric hob with extractor over and a double eye level oven. Other integrated appliances include dishwasher and fridge freezer. Down lighting to the ceiling. Continuation of the tiled flooring from the hallway. Vertical radiator. uPVC double glazed window and entry door to the rear elevation. Storage cupboard housing the new gas boiler.

Bathroom

6' 9" x 11' 11" (2.051m x 3.631m)

This lovely modern bathroom offers a walk in shower, bath with shower fitment and a wash hand basin and w.c set into a modern fitted unit. uPVC double glazed window to the side elevation. Central heating towel radiator. Tiled flooring and partially tiled walls.

Bedroom One

11' 10" x 11' 11" (3.604m x 3.638m)

A good sized main bedroom which is tastefully presented and has a double glazed window to the front elevation. Central heating radiator.

Bedroom Two

10' 8" x 12' 0" (3.261m x 3.656m)

The second of the double bedrooms is located to the rear of the property and again is attractively presented. uPVC double glazed window to the rear elevation. Central heating radiator.

Outside

One of the selling points to this property is the gardens it stands within. With a good sized frontage screened from the road via an established hedge and shrub border. Newly seeded lawn. Driveway creating ample off road parking and leading to a detached garage. The rear garden is again of a good size and enjoys a great degree of privacy and has a patio area and again a

newly seeded lawn area complemented with established shrubs and 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.

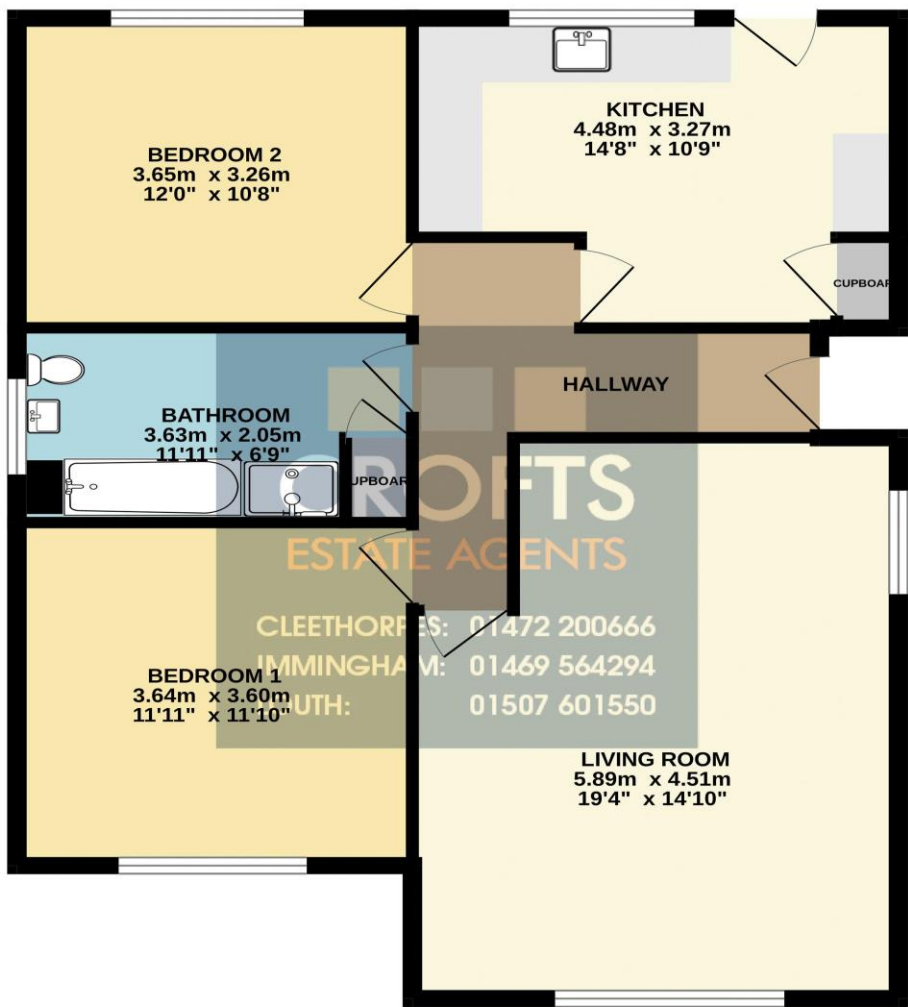
Mortgage and Financial Advice

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
77.5 sq.m. (834 sq.ft.) approx.



TOTAL FLOOR AREA: 77.5 sq.m. (834 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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Score	Energy rating		
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 enquires, 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.