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



9 Coltsfoot Drive
Waltham
DN37 0XL

Offers in the Region Of
£260,000

Family Haven in Desirable Waltham Location This stunning 4-bedroom detached house is nestled in a quiet cul-de-sac in a highly sought-after part of Waltham, offering the perfect blend of tranquility and convenience. With its spacious accommodation and beautifully presented interior, this property is ideal for families seeking a comfortable and stylish home. The property boasts three separate reception rooms, including a conservatory extension that floods the living space with natural light. The well-appointed breakfast kitchen and utility room provide ample space for family living, while the cloakroom adds convenience for guests. The master bedroom features an en-suite shower room, offering luxury and relaxation, and the family bathroom provides additional space for family members. The property benefits from parking for two cars to the front, as well as an integral garage, providing secure storage and

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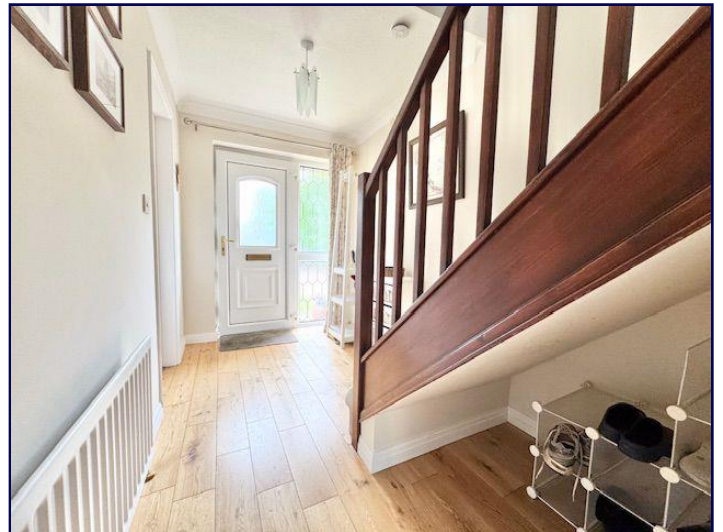
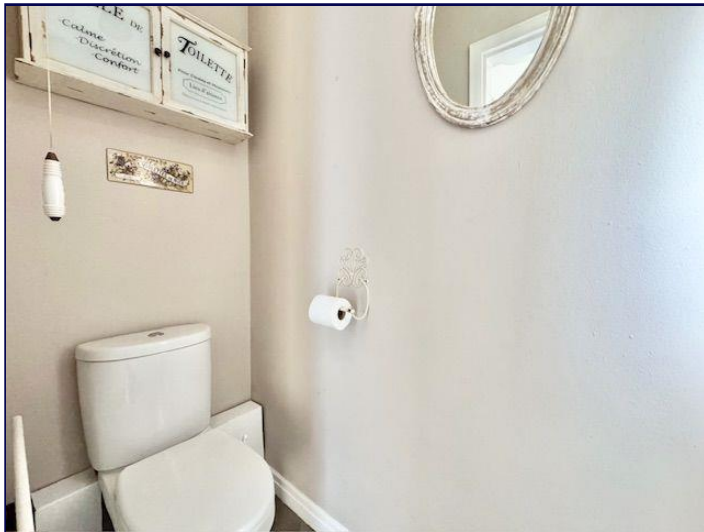
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Entrance Hall

10' 6" x 6' 0" (3.20m x 1.84m)

With wood floor, neutral decor to coving, pendant light, uPVC frosted door and window and radiator.

Lounge

13' 10" x 11' 11" (4.21m x 3.63m)

Neutral decor to coving, brown carpet, ceiling light, two wall lights, pop out floating uPVC bay window to the front, radiator and French doors from the dining room.

Breakfast kitchen

11' 11" x 7' 11" (3.62m x 2.42m)

Light wood wall and base units with dark grey work top and one and a half stainless steel sink drainer over. The room has gas hob with extractor over, double oven grill and dishwasher, grey decor to coving, black tiled splash backs, uPVC window with blind to the rear garden, breakfast bar, radiator and tile effect vinyl flooring.

Dining room

9' 11" x 10' 4" (3.01m x 3.16m)

Open plan to the conservatory the dining room has two tone neutral decor, brown carpet, coving, French doors to the lounge, radiator and ceiling light.

Conservatory

12' 0" x 7' 5" (3.66m x 2.25m)

A good sized conservatory has brick base with uPVC windows and French doors over with frosted uPVC vaulted ceiling. The room has wood effect laminate flooring, two wall lights and vertical blinds.

Utility room

5' 2" x 4' 9" (1.58m x 1.46m)

With space and plumbing for washing machine and tall fridge freezer, the utility has frosted uPVC door to the rear, tile effect vinyl flooring, storage cupboard and work top, neutral decor and ceiling light.

Cloakroom

5' 2" x 2' 6" (1.57m x 0.77m)

The cloakroom has WC, neutral decor, tile effect vinyl flooring, ceiling light, radiator and fitted blinds.

Stairs and landing

With brown carpet, cream decor to coving, airing cupboard, pendant light and loft access, the landing is quite spacious.

Bedroom One

11' 5" x 11' 11" (3.49m x 3.62m)

The main bedroom has fitted sliding wardrobes to one wall, uPVC window to the front with fitted blind, neutral decor and carpet, coving, radiator and pendant light.

En suite

3' 1" x 7' 11" (0.94m x 2.41m)

The en suite has enclosed shower with glass door, vanity sink unit, uPVC frosted window with blind, chrome towel radiator, light beige tiled walls, vinyl floor and ceiling light.

Bedroom Two

9' 11" x 10' 5" (3.02m x 3.18m)

Double bedroom with cream carpet, cream decor with feature wall, part fitted wardrobes, pendant light, radiator and uPVC window to the rear.

Bedroom Three

19' 4" x 7' 9" (5.90m x 2.35m)

This bedroom has two uPVC windows, fitted blinds, part fitted wardrobes, two radiators, neutral decor and carpet, two pendant lights and coving

Bedroom Four

7' 1" x 7' 9" (2.15m x 2.37m)

A smaller fourth bedroom has cream decor, brown carpet, coving, uPVC window to the rear with vertical blinds, pendant light and radiator.

Family Bathroom

15' 10" x 6' 2" (4.82m x 1.87m)

With three piece white suite, shower over the bath with folding glass screen, light brown tiled splash backs, brown vinyl flooring, radiator, coving, uPVC frosted window with blind, ceiling light and radiator.

Integral garage

With up and over metal front garage door, power and light.

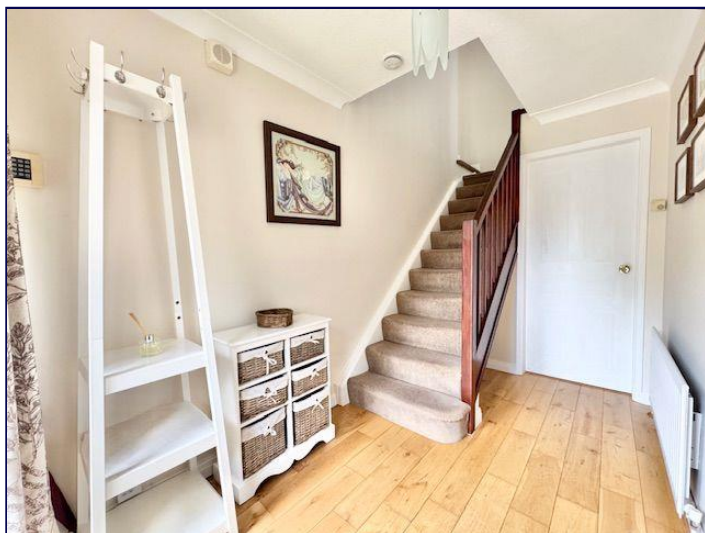
Front garden

A concrete open fronted driveway has space for two cars leading to integral garage. A concrete path leads to the side gate to the rear garden and the front porch and front door. The garden is laid to well maintained lawn with mature tree.

Rear garden

A good sized enclosed rear garden has tiled and block paved patio area with lawn and thick well stocked borders to all sides. The

garden has tall timber fencing to all sides with greenhouse to one corner and timber gate to the front.



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

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





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
64.8 sq.m. (697 sq.ft.) approx.

1ST FLOOR
53.4 sq.m. (575 sq.ft.) approx.



TOTAL FLOOR AREA : 118.2 sq.m. (1272 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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