



91 Cheapside
Waltham
DN37 0HP

£685,000

At Crofts we now have the privilege of bringing to the market what we believe is quite simply the finest period property available. Steeped in history and original features, this property set on 0.5 acres of prime real estate on the highly desired Cheapside area of Waltham has got to be the best buy going! The property has a feeling of undiscovered beauty being hidden by tall conifers, walled gates and mature foliage. Inside the property offers complete accommodation to more than suite any needs with six bedrooms, three en suite rooms and family bathroom with the ground floor ticking every box with style along the way with entrance hall, kitchen breakfast room, conservatory/sun room, lounge, dining room, sitting room, study, utility room, boot room and cloakroom. Outside, the property has a large two car double garage with spacious eaves storage plus of course more than generous amounts of parking for any type and amounts of vehicles all around the side and frontage with imposing double timber gates to the road.



Side Porch

6' 4" x 5' 5" (1.92m x 1.65m)

Brick porch with arched opening to the side, steps with iron railed balustrade up to door with pendant light and flag stoned floor.

Side Entrance

6' 2" x 5' 5" (1.87m x 1.65m)

Kitchen

19' 2" x 16' 2" (5.83m x 4.92m)

A large room has a stunning hand painted and fitted light green soft close kitchen with centre island unit. Covered with a darker green worktop and splash back return with moulded one and a half sink drainer the stunning kitchen has integral appliances including NEFF electric hob with extractor over, double Neff oven and microwave, integral bin storage, space for dishwasher and American style fridge freezer, oak flooring, uPVC window to the side, green decor to coving, 14 down lights and serving hatch to dining area. This area is open plan to the breakfast area.

Breakfast room

12' 10" x 12' 0" (3.92m x 3.66m)

Open plan to the kitchen area and sun room, this area is perfect for early morning dining with uPVC French doors and windows to the rear patio area. The room has oak floor, cream decor to coving, eight down lights and radiator with cover.

Sun Room

20' 9" x 18' 4" (6.32m x 5.60m)

A huge sun room has oak flooring, uPVC French and single doors to the side and rear, cream marble fireplace with electric fire, uPVC windows to three sides with fitted vertical blinds and six down lights.

Utility Room

13' 1" x 11' 10" (3.99m x 3.60m)

A large utility room is the size of most peoples kitchens and comes with fitted wood kitchen units to two sides with worktop, splash back tiles, sink drainer, space for washing machine, oak flooring, pink decor, eight down lights, storage, radiator and loft hatch.

Study

11' 0" x 7' 7" (3.35m x 2.32m)

If you are having to or wanting to work from home then this purpose built home office with storage, draws and desk built in is perfect. The room has oak flooring, peach decor, uPVC window and blind, six down lights and radiator.

Boot room

9' 1" x 7' 11" (2.78m x 2.41m)

Coming in from the back uPVC door, this room is perfect for kicking off dirty boots and wet jackets. The room has oak flooring, peach decor, ceiling light, radiator and built in storage.

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Ground floor Shower Room

7' 9" x 8' 9" (2.36m x 2.66m)

Another super room to shower off before entering the main house. The room has double shower with aqua boarded walls, white sink and WC, oak flooring, cream tiled splash backs, two cream towel radiators and standard radiator, frosted uPVC window, storage cupboard, ceiling light, extractor and lights over the mirror.

Main Entrance Porch

6' 7" x 5' 4" (2.00m x 1.62m)

An impressive wide front porch has stone arch over with flag stone floor and pendant light over.

Main Entrance Hall

18' 4" x 22' 3" (5.60m x 6.78m)

A grand and welcoming L shaped entrance hall has gorgeous original features including coving, deep skirting, doors and architrave and ceiling rose. The area has biscuit colour carpet, radiator with cover, uPVC door and windows, pendant light and under stairs storage

Cloakroom

3' 0" x 5' 9" (0.91m x 1.76m)

A most convenient WC resides under the stairs and has matching white W.C and sink, biscuit carpet, pink decor, uPVC frosted window and ceiling light

Dining Room

11' 11" x 14' 11" (3.63m x 4.54m)

Open plan to the main lounge the dining area has stunning original coving, ceiling rose, deep skirtings, uPVC bay window, stylish decor, biscuit colour carpet, built in storage and shelving, two radiators and serving hatch from kitchen.

Lounge

14' 11" x 17' 11" (4.54m x 5.47m)

A beautiful elegant lounge is open plan to the dining room and has sumptuous decor with original coving, skirting, ceiling rose and quite magnificent open fireplace. The room has biscuit colour carpet, uPVC deep bay window, radiator with cover, pendant light and further uPVC window.

Sitting Room

14' 11" x 15' 0" (4.55m x 4.57m)

The fifth ground floor reception room is stunning with light green decor, original features including deep skirting, coving, ceiling rose, fireplace and deep uPVC bay window. The room has built in shelving, green carpet, radiator with cover and further uPVC window to the side.



Stairs and Landing

A beautiful wide staircase with original wood balustrade turns 10 degrees to a stunning large landing area. A large window cast light over the whole area which has original coving, ceiling rose, original doors and frames, skirtings, biscuit carpet, storage cupboard and stylish decor.

Bedroom One

15' 0" x 15' 0" (4.58m x 4.57m)

The main bedroom has a good range of fitted wardrobes to two walls, two uPVC windows to two walls, stylish decor, original coving and ceiling rose and beautiful fireplace, pendant light and radiator.

En-suite

8' 10" x 6' 10" (2.7m x 2.08m)

The en suite bathroom has bath, vanity sink and WC, light grey carpet, stylish decor to coving, uPVC French doors to front balcony, five down lights and chrome towel radiator.

Bedroom Two

14' 11" x 18' 1" (4.54m x 5.51m)

This room also comes with an en suite but it resides within the room and is absolutely gorgeously laid out. The room has a generous range of fitted cream wardrobes, stunning original fireplace, step up to free standing claw foot bath in white with matching vanity sink and WC. The room has coving, ceiling rose with pendant light and stylish turquoise decor

Bedroom Three

11' 11" x 15' 0" (3.63m x 4.58m)

This bedroom again has fitted wardrobes and vanity sink, biscuit colour carpet, pink decor, uPVC window with blind, original coving, ceiling rose, radiator with cover and pendant light.

Bedroom Four

12' 0" x 12' 5" (3.67m x 3.78m)

Another double bedroom with built in wardrobes, blue decor, biscuit carpet, radiator with cover, ceiling rose and light and uPVC window with blind.

Bedroom Five

6' 7" x 9' 0" (2.01m x 2.75m)

The smallest bedroom has uPVC window to the side, cream decor, biscuit carpet, radiator, radiator with cover and pendant light.



Family Bathroom

12' 1" x 15' 3" (3.69m x 4.65m)

The family bathroom has large double shower with aqua boarded walls, corner bath, steps up to stunning vanity unit with matching white sink and WC. The room has blue decor, biscuit colour carpet, frosted uPVC windows, radiator with cover, white towel radiator and five down lights.

Stairs and second floor landing

The stairs turns 180 degrees to a short landing with down light and storage cupboard, the landing and stairs have peach decor and biscuit colour carpet.

Bedroom Six

12' 1" x 15' 11" (3.69m x 4.85m)

Last but certainly not least out of the bedrooms is this stunning loft bedroom with two Velux windows and lots of eaves storage. The room has cream decor, carpet, 10 down lights and two radiators.

En suite Bedroom Six

8' 5" x 7' 9" (2.57m x 2.37m)

The third en suite bedroom has double shower with matching white WC and sink, cream carpet, white decor, uPVC window, four down lights, extractor and chrome radiator.

Detached Double Garage

24' 5" x 22' 6" (7.43m x 6.86m)

The garage has two electric doors that open up into one large space. There is power light and eaves storage. There is uPVC window and door to the side. This building is over 50m2 and is the size of some bungalows! Food for thought!



Rear garden

The rear of the property is accessed through an arched timber gate to an area laid mainly to gravel with slab path around the rear of the property. The area gives access to the garage and around the property to the other side. There is a 6 foot plus high boundary to the rear.

Side garden and parking

The main entrance to the property is to the side off the main Cheapside Road and has imposing double timber electric gates with pedestrian gate to the side, Tall 20 foot plus sculpted conifers give large amount of protection and screening to the sides of the gate. Once inside the gate the gravel drive gives way to the double detached garage, more parking and around to the front of the property. There is a raised border and more planting to the side of the house.

Front garden and parking

The imposing and gorgeous frontage is discreetly hidden from the roadside but upon viewing inside the garden is more than impressive. This could be something change and show off in the future for potentially buyers. At present the frontage is laid to gravel with parking to rival a small super market. The frontage has tall screening with large raised planted border to one corner. The front of the property has stone flag pathway around to both sides.



Side garden and patio

Like a scene out of 'To The Manor Born' the side garden and stone flagged patio are laid out in a classic style with decorative and classical stone wall boundary. The gardens are laid to gravel with framed soil borders stocked with flowering and seasonal plants. The main garden is laid to lawn with tall screening to the side boundary fronted with deep barked planted borders with various mature bushes, trees and shrubs.

Tenure

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

Services

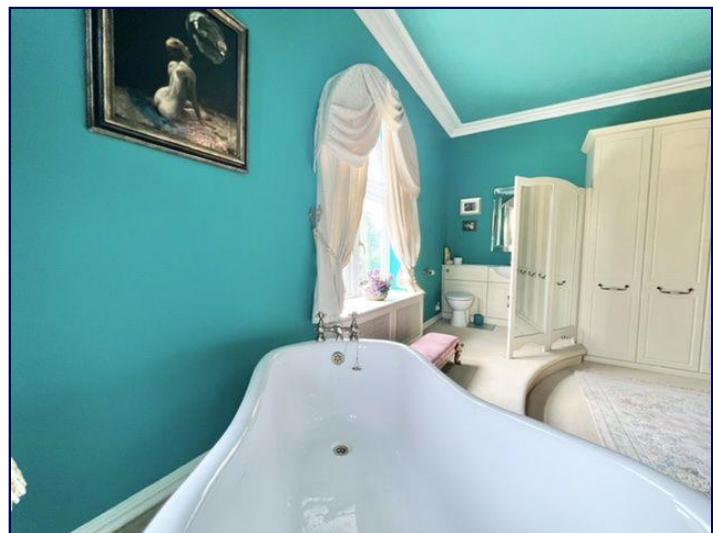
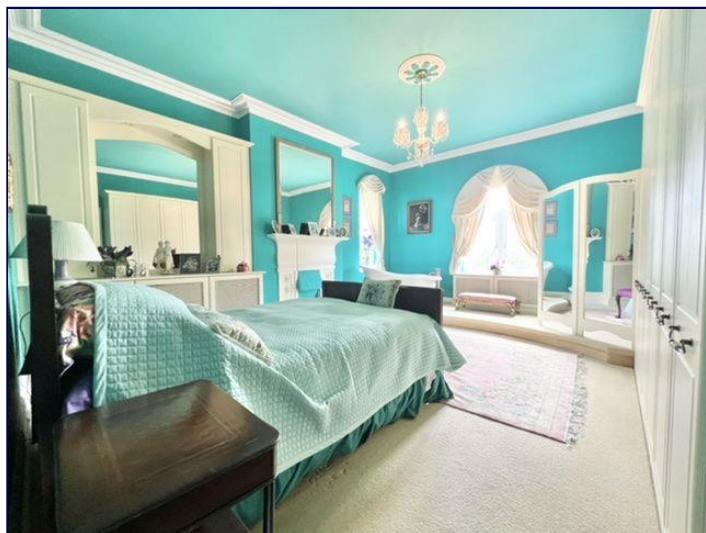
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

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

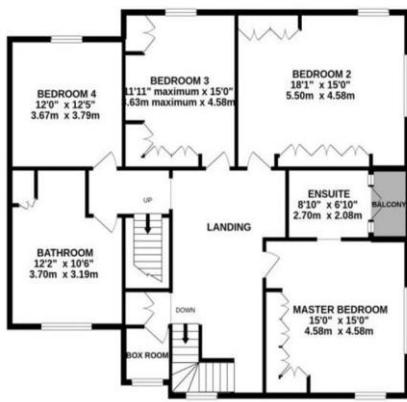
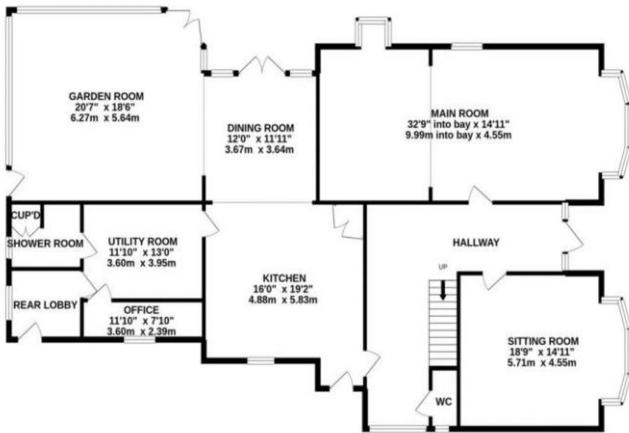
Council Tax Information

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



OPEN 7 DAYS A WEEK

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| 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) |



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