



13 Coltsfoot Drive
Waltham
DN37 0XL

£135,000

Early viewing is advised on this three bedroom semi-detached house creating an ideal starter home within the popular village of Waltham. Offered for sale with no forward chain on the vendors side, the property briefly comprises entrance hallway, lounge, dining kitchen, landing, three bedrooms and a shower room. Front and established rear garden. Driveway. Gas central heating and uPVC double glazing.

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Hallway

uPVC double glazed entrance door with adjoining glazed window to the front. Central heating radiator. Coving to the ceiling.

Lounge

14' 8" x 11' 1" (4.462m x 3.389m) max
uPVC double glazed window to the front elevation. Central heating radiator. Living flame gas fire with surround.

Kitchen

8' 9" x 14' 5" (2.666m x 4.391m)
uPVC double glazed window and French doors to the rear elevation. Central heating radiator. Equipped with a range of wall and base units with complementary works surfacing over with inset stainless steel sink and drainer. Integrated oven and four ring hob with extractor over. Plumbing for a washing machine. Coving to the ceiling and dado rail to the walls.

First Floor Landing

uPVC double glazed window to the side elevation. Loft access. Airing cupboard.

Bedroom One

13' 4" into wardrobes x 8' 4" (4.054m x 2.530m)
uPVC double glazed window to the front elevation. Central heating radiator. Fitted wardrobe.

Bedroom Two

10' 4" x 8' 3" (3.138m x 2.527m)
uPVC double glazed window to the rear elevation. Central heating radiator.

Bedroom Three

8' 4" x 5' 11" (2.549m x 1.810m)
uPVC double glazed window to the front elevation. central heating radiator.

Shower Room

5' 10" x 5' 11" (1.780m x 1.801m)
Fitted with a pedestal wash hand basin, low level w.c and a shower cubicle with electric shower. Tiling and aqua boarding to the walls. Central heating radiator. uPVC double glazed window to the rear.

Outside

Open plan styled front garden with lawn and established shrub. Driveway. Established rear garden offering an abundance of mature shrubs, plants etc.

Cleethorpes 01472 200666
Immingham 01469 564294
Louth 01507 601550

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Tenure

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

Services

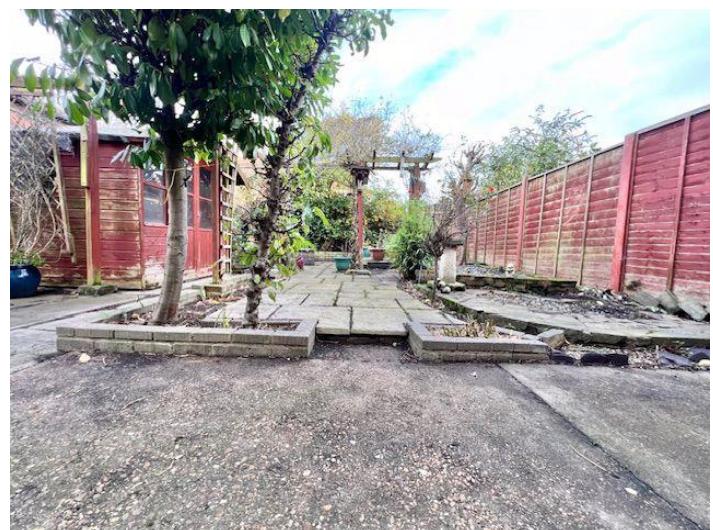
All mains services are understood to be connected, however
Crofts have not inspected or tested any of the services or service
installations & purchasers should rely on their own survey.

Viewings

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

Council Tax Information

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



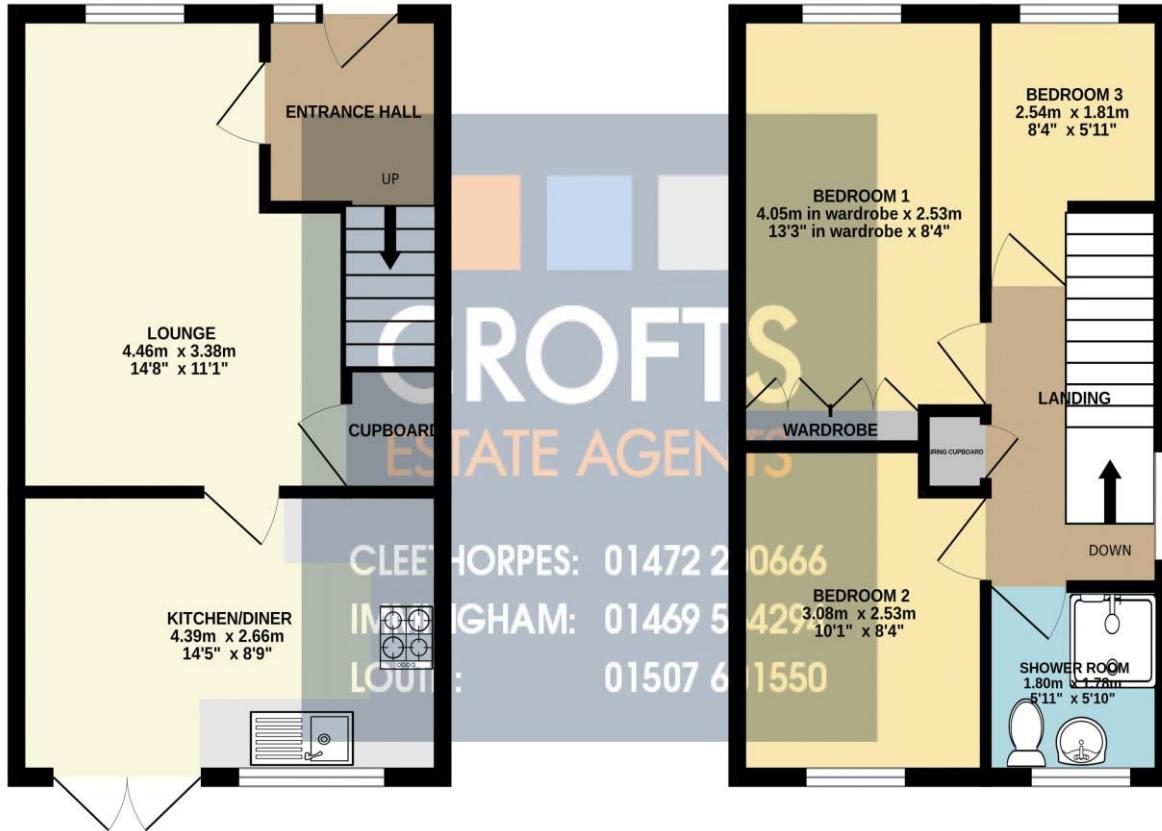


OPEN 7 DAYS A WEEK

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
30.9 sq.m. (332 sq.ft.) approx.

1ST FLOOR
30.9 sq.m. (332 sq.ft.) approx.



TOTAL FLOOR AREA : 61.8 sq.m. (665 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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