



Kirkside

Waltham
DN37 0LR

Offers in the Region Of
£145,000

TWO BEDROOM SEMI-DETACHED HOME IN SOUGHT-AFTER VILLAGE LOCATION – NO FORWARD CHAIN Crofts Estate Agents are pleased to offer to the market this well-presented and well-maintained two-bedroom semi-detached house, ideally positioned in the heart of this ever-popular and highly sought-after village. Just a short walk from a wide range of amenities—including shops, cafés, restaurants, and schools—this property is perfect for families. Internally, the property benefits from gas central heating and majority uPVC double glazing, and comprises: entrance hallway with built-in storage, a bright and comfortable lounge, a fitted kitchen, lean-to sunroom, landing, two generously sized double bedrooms, and a bathroom. Externally, the home boasts a good-sized front garden with off-road parking and a large timber garage/workshop, with the potential to create additional parking for a caravan or similar. To the rear, you'll find a private and low-

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

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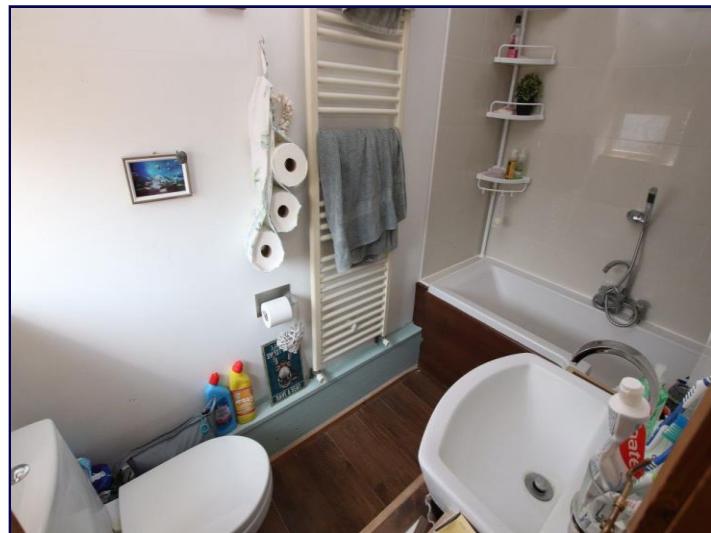
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LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Hallway

"Welcoming you through a stylish uPVC double-glazed front door, the entrance hallway offers ample built-in storage along one wall, including a cupboard discreetly housing the gas boiler."

Lounge

14' 7" x 12' 7" (4.45m x 3.84m) max

Offering walk in uPVC double glazed bay window to the front elevation, this is a well proportioned living space and has a central heating radiator.

Kitchen

10' 0" x 12' 1" (3.041m x 3.695m) max L-shaped

The kitchen offers a good complement of fitted wall and base units with contrasting work surfacing incorporating a one and a half sink and drainer. Integrated eye level double oven and a four ring gas hob with chimney extractor over. Space to accommodate an American styled fridge freezer. Down lighting to the ceiling. Black central heating radiator. uPVC double glazed window to the side aspect and a uPVC double glazed entry door to the rear.

Lean to / Sunroom

6' 0" x 9' 7" (1.836m x 2.931m)

To the rear of the property there is a single glazed timber lean to which could be put to a variety of uses. Entry door leading out to the garden.

First Floor Landing

uPVC double glazed window to the rear elevation.

Bedroom One

15' 11" x 8' 4" (4.850m x 2.547m)

This well proportioned main bedroom offers a dual aspect view with double glazed windows to the front and rear elevations. Two central heating radiators.

Bedroom Two

11' 0" x 11' 1" (3.347m x 3.370m) max

The second of the double bedrooms has a uPVC double glazed window to the front elevation. Central heating radiator. Built in open storage with hanging rails.

Bathroom

8' 4" x 5' 8" (2.535m x 1.728m) max

The bathroom is equipped with a close coupled w.c. vanity wash hand basin and a P-shaped shower bath with mains fed rainfall shower and separate body attachment. uPVC double glazed window. Central heating radiator.

Front Garden

Cleethorpes 01472 200666
Immingham 01469 564294
Louth 01507 601550

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To the front of the property there is a lovely sized garden which is mainly laid to lawn complemented with an abundance of mature shrubs and hedging. Lovely seating area to the front of the garden, ideal to sit and relax. The frontage also offers off road parking and access to a two level garage/workshop. The frontage also offers the opportunity for those wishing to do so, to possibly extend the off road parking into the front garden and create standing for a caravan or similar.

Garage/Workshop

With light and power.

Rear Garden

To the rear the property offers a private almost courtyard styled garden for ease of maintenance and enjoys a reasonable degree of privacy with the garden itself being south east facing. There is also a garden toiler and store to the rear of the house.

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.



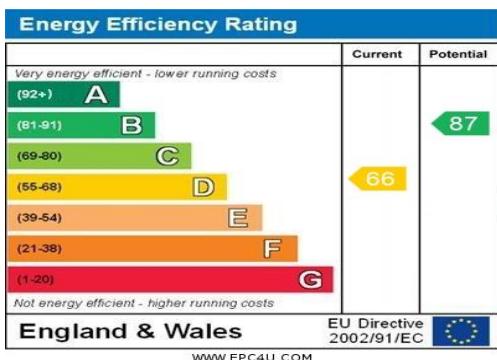
GROUND FLOOR

1ST FLOOR



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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