



**11 Harvest Crescent, Waltham, North East Lincolnshire, DN37 0XU**  
**£200,000**



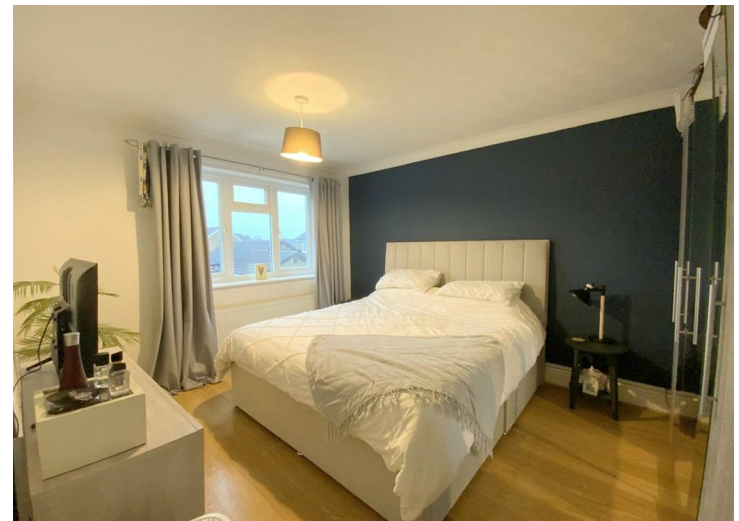
## Key Features:

- Detached Three Bedroom Home
- Popular Village Location
- Open Plan Lounge/Dining Room
- Modern Fitted Kitchen
- Sun Room
- Downstairs WC & First Floor Family Bathroom
- Three Double Bedrooms
- Integral Garage
- Driveway Parking

A well presented three bedroom detached home occupying a quiet cul de sac position in this ever popular area of Waltham.

The property offers good size family accommodation which includes a spacious open plan lounge/dining room, a separate sun room overlooking the rear garden and a modern fitted kitchen. There's a downstairs cloak/WC, three good sized bedrooms to the first floor along with a family bathroom.

Outside, the property benefits from an integral garage, driveway parking, and an enclosed rear garden with lawn and patio area. Conveniently positioned for Waltham's highly regarded schools, local amenities and transport links...Viewing Highly Recommended.



**CLOAKROOM**

5'6" x 2'9" (1.69 x 0.84)

**LOUNGE/DINING ROOM**

22'4" x 11'3" (6.81 x 3.45)

**KITCHEN**

9'0" x 8'9" (2.76 x 2.67)

**BEDROOM 1**

12'11" x 10'5" (3.94 x 3.18)

To rear aspect.

**BEDROOM 2**

10'4" x 9'3" (3.17 x 2.84)

To front aspect.

**BEDROOM 3**

9'4" x 8'9" (2.85 x 2.69)

To rear aspect.

**BATHROOM**

8'7" x 5'3" (2.64 x 1.62)

**SUNROOM**

9'4" x 8'4" (2.87 x 2.55)

**GARAGE**

16'7" x 7'8" (5.08 x 2.35)

**TENURE**

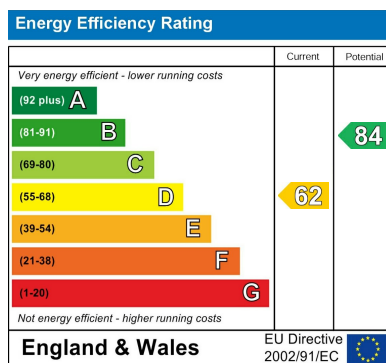
Freehold

**COUNCIL TAX BAND**

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## Viewing

By appointment only.

## Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

## DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure 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. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents 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 enquiries., in order to ensure that any necessary consents have been obtained. 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 purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore