



7 Mill Close Waltham, Lincolnshire DN37 0HH

Situated within this idyllic position enjoying views of the Windmill within the village of Waltham having a wealth of local amenities including well regarded schools, shops and public houses is this spacious THREE BEDROOM DETACHED BUNGALOW. The well presented accommodation comprises :- entrance hall, spacious lounge, breakfast kitchen, three good sized bedrooms and family bathroom. Enjoying a generous enclosed established rear garden enjoying a good degree of privacy and a SOUTHERLY ASPECT. Driveway providing ample off street parking leading to the GARAGE. Gas central heating system and double glazing. Early viewing is highly recommended.

Chain Free £275,000

- SPACIOUS DETACHED BUNGALOW
- THREE BEDROOMS
- LOUNGE
- BREAKFAST KITCHEN
- BATHROOM
- GENEROUS ENCLOSED SOUTHERLY FACING REAR GARDEN
- DRIVEWAY PROVIDING AMPLE OFF STREET PARKING
- GARAGE
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

An open porch with steps leading up to the double glazed entrance door leading into the welcoming hall. Having laminate flooring. Built in double cloaks cupboard. Airing cupboard housing the gas central heating boiler approximately 7 years old. Radiator.



ENTRANCE HALL

Additional photo



LOUNGE

17'10" x 11'0" (5.44m x 3.37m)

This spacious room being elevated from the road giving views over the cul de sac. Featuring an attractive fire place in a white finish with granite style inset and hearth, living flame effect gas fire. Double glazed window to the front with two additional double glazed windows to the side. Coving to the ceiling. Radiator.



LOUNGE

Additional photo



BREAKFAST KITCHEN

11'1" x 10'4" (3.38m x 3.16m)

Fitted by HAAGENSEN to provide a superb range of wall and base units in a beech finish with basket style drawers, contrasting work surface incorporating the ceramic sink unit with mixer tap. Built in appliances include the electric oven and hob with extractor unit over. Plumbing for a washing machine. Tiling to three walls, coving to the ceiling. Double glazed windows to the side and rear. Double glazed door to the rear gives access to the rear garden. Radiator. Tiled effect flooring.



BREAKFAST KITCHEN

Additional photo



BREAKFAST KITCHEN

Additional photo



BEDROOM 1

12'6" x 10'5" (3.82m x 3.19m)

Fitted wardrobes by HAAGENSEN. Double glazed window to the front, radiator.



BEDROOM 1

Additional photo



BEDROOM 2

11'1" x 11'1" (3.40m x 3.38m)

Double glazed window to the rear, radiator.



BEDROOM 2

Additional photo



BEDROOM 3 / DINING ROOM

7'10" x 7'0" (2.41m x 2.15m)

Double glazed window to the side, radiator. Coving to the ceiling.



BATHROOM

73" x 70" (2.22m x 2.14m)

Fitted with a modern white suite comprising of bath with Aqualisa shower over, wash hand basin and low flush w/c inset into dedicated vanity unit. Wall mounted unit. Fully tiled walls. Double glazed window to the side. Tiled flooring. Towel radiator and wall mounted electric heater. Access to the loft space.



OUTSIDE



GARDENS

The front garden has raised walled beds being graveled for ease of maintenance. A concrete driveway with block border detail providing ample off street parking and leads to GARAGE. External carriage lights. The enclosed rear garden enjoys a SOUTHERLY ASPECT being a good size having a good degree of privacy. A generous paved patio area accessed from the kitchen is ideal for outside entertaining. Decorative walled area with graveled beds having a wealth of plants, shrubs and trees, Hardstanding for a shed or additional patio area the hot tub is not included in the sale. Decorative screening to the side conceals the bins. Boundaries are fenced. Security light, external power point and outside tap.



GARDENS

Additional photo



GARAGE

18'0" x 8'7" (5.49m x 2.62m)

Remote controlled up and over door. Power and lighting. Window and courtesy door to the side.

VIEW OF THE WINDMILL



TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

COUNCIL TAX BAND

Council Tax Band C

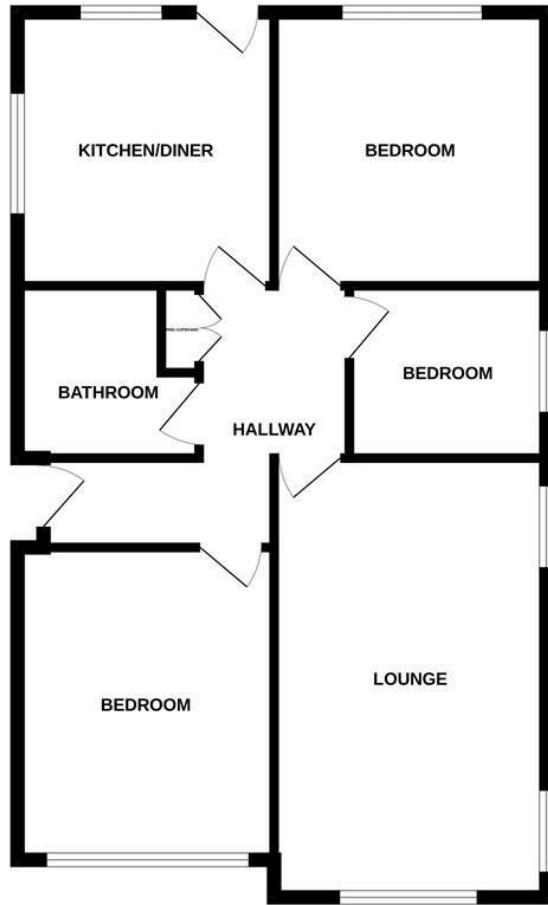
VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

GROUND 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.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|---|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC |  |
| Environmental Impact (CO ₂) Rating | | | |
| Very environmentally friendly - lower CO ₂ emissions | | Current | Potential |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC |  |

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.