



**Shanti Nilaya, Stansfield Gardens, Immingham, North East Lincolnshire,
DN40 2RH**

Key Features:

- Four Bedroom Detached Bungalow
- Generous Plot
- Highly Regarded Area Of Immingham
- Spacious & Versatile Family Accommodation
- South Facing Gardens
- Ample Off Road Parking
- Detached Double Garage
- No Forward Chain

Found in this exclusive area of Immingham, a rare opportunity to acquire this spacious four bedroom detached bungalow, a true hidden gem set in quiet area overlooking the church, and golf course beyond. Situated on a private lane of select properties, the bungalow occupies a generous wide plot featuring attractively maintained established gardens with ample driveway parking for several vehicles and a detached double garage.

Well presented, the accommodation offers:- entrance hall, a front aspect lounge, extended kitchen diner overlooking the rear garden, utility room, cloaks/wc, three bedrooms including the master with en-suite, study/fourth bedroom and a family bathroom. A superb opportunity offered for sale with no forward chain...Viewing Highly Recommended.



ENTRANCE HALL

30'1" x 4'9" (9.17 x 1.46)

Front entrance to the property accessed via a upvc door. Continuing through the centre of the bungalow with a built-in storage cupboard, and leading to:-

LOUNGE

16'5" x 16'4" (5.01 x 5.00)

A well-proportioned lounge with front and side aspect windows, and modern gas fireplace.

KITCHEN DINER

20'10" x 19'10" (6.37 x 6.07)

L-Shaped Measurements

Fitted with a range of wall and base units, contrasting work surfaces, electric double oven, electric hob with extractor over, integrated larder fridge and dishwasher. Rear and side aspect windows. Sun room extension forming an L-shape - overlooking the garden.

UTILITY ROOM

11'2" x 6'6" (3.41 x 1.99)

Rear entrance to the property, providing a range of additional storage cupboards, with sink unit, plumbing for a washing machine and space for further appliances. Cupboard housing the gas central heating boiler.

CLOAKS/W.C.

6'5" x 3'7" (1.97 x 1.11)

Fitted with a wc and hand basin.

MASTER BEDROOM

16'2" x 12'9" (4.95 x 3.89)

Master bedroom to front aspect, with further side window.

EN-SUITE SHOWER ROOM

9'0" x 6'0" (2.75 x 1.84)

Fitted with a shower enclosure, and fitted storage incorporating a wash basin and wc.

BEDROOM 2

10'8" x 9'1" (3.27 x 2.77)

To rear aspect.

BEDROOM 3

8'10" x 8'7" (2.70 x 2.63)

To front aspect, with a built-in storage cupboard

STUDY/BEDROOM 4

11'2" x 7'10" (3.42 x 2.40)

A versatile room to front aspect, with a built-in storage cupboard.

BATHROOM

12'6" x 7'8" (3.83 x 2.35)

Comprising a quadrant shower enclosure, whirlpool bath (airbath), and fitted storage incorporating a wash basin and wc. Rear aspect window.

OUTSIDE

Set on a wide plot, the bungalow stands in mainly lawned gardens featuring a variety of mature shrubbery and a paved patio at the rear. The gravelled stone driveway provides off road parking for multiple vehicles, and leads to the detached double garage.

TENURE

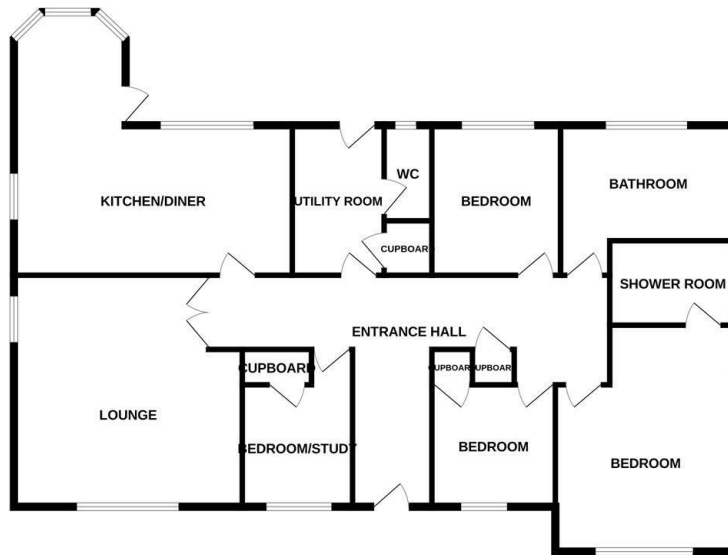
Freehold

COUNCIL TAX BAND

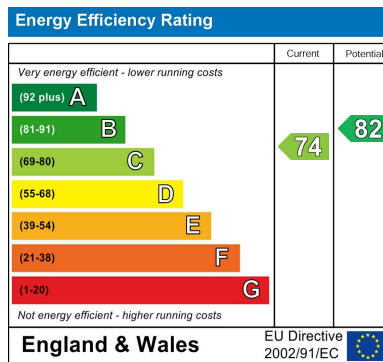
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GROUND FLOOR



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 the 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. Made with Metreplan ©2014



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

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