



**6 Jersey Place, Immingham, North East Lincolnshire, DN40 1PZ**  
**£215,000**



### Key Features:

- Four Bedroom Detached Property
- Modern Family Accommodation
- Open Plan Kitchen Diner
- Master Bedroom With En Suite
- Ample Off Road Parking & Garage
- Close To Schools & Amenities

A well presented four bedroom detached home situated on this modern development built in 2019 by Gleeson Homes. Located in central Immingham, the property offers ideal family accommodation, close to popular primary and secondary schools and all local amenities. Comprising; entrance hall, cloaks/wc, lounge, spacious open plan kitchen diner, utility room, and first floor with four bedrooms, an en-suite shower room and family bathroom. Set in the corner of a quiet cul de sac, with ample driveway parking, attached garage and lawned garden to the rear.



### ENTRANCE HALL

Front entrance to the property, with a side aspect window, and featuring wood effect Karndean flooring.

### CLOAKROOM

5'6" x 3'0" (1.68 x 0.92)

Fitted with a pedestal hand basin and wc.

### LOUNGE

15'6" x 11'0" (4.73 x 3.36)

A front aspect lounge fitted with laminate flooring.

### KITCHEN DINER

17'8" x 13'3" (5.41 x 4.04)

Measured L-Shaped

Fitted with a range of modern gloss units and contrasting worktops incorporating a stainless steel sink. Built-in oven, gas hob with extractor over, plumbing for a dishwasher and space for further appliances. Rear aspect window, and French doors opening onto the rear garden.

### UTILITY

4'10" x 4'8" (1.49 x 1.43)

With plumbing for a washing machine, sink unit and wall mounted gas central heating boiler. Access to the side of the property

### FIRST FLOOR LANDING

With a built-in storage cupboard and access to the loft.

### BEDROOM 1

12'1" x 8'8" (3.70 x 2.66)

To front aspect.

### EN-SUITE

8'8" x 3'10" (2.65 x 1.18)

Fitted with a shower enclosure, pedestal basin and wc.

### BEDROOM 2

12'4" x 8'8" (3.78 x 2.66)

To rear aspect.

### BEDROOM 3

8'8" x 8'0" (2.65 x 2.46)

To front aspect.

### BEDROOM 4

8'9" x 7'0" (2.67 x 2.14)

To rear aspect.

### BATHROOM

6'7" x 5'6" (2.02 x 1.69)

Fitted with a pedestal basin, wc, and panelled bath with shower attachment.

### OUTSIDE

Set in the corner of a cul de sac, to the front of the property there is off road parking for approximately three vehicles and access to the attached garage. The rear garden is mainly laid to lawn.

### TENURE

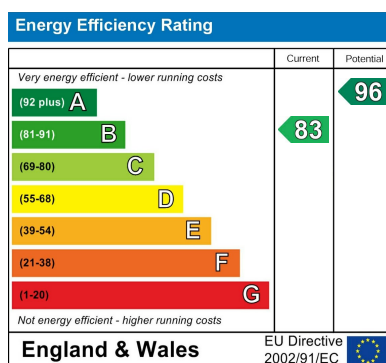
FREEHOLD

### COUNCIL TAX

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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

