



# CROFTS ESTATE AGENTS

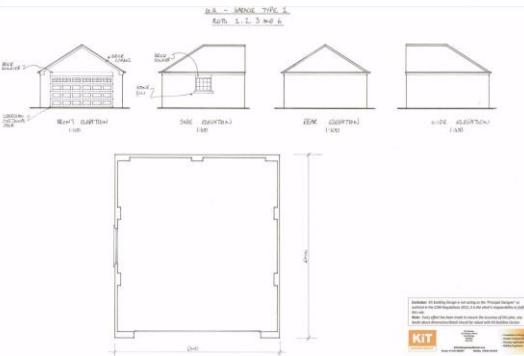
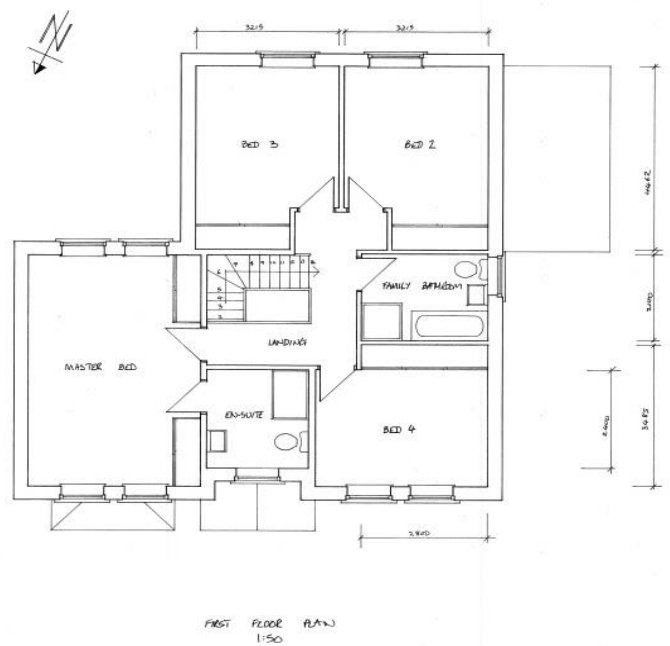
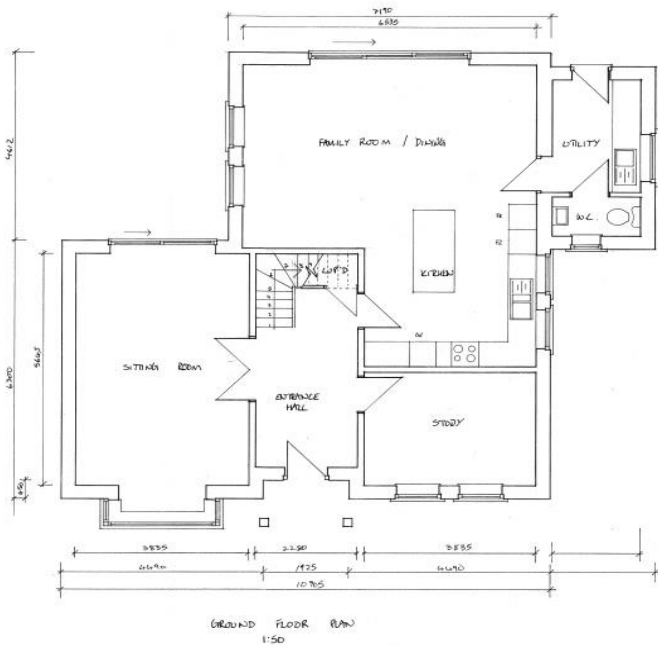
PASSIONATE ABOUT PROPERTY

CLEETHORPES  
01472 200666

IMMINGHAM  
01469 564294

LOUTH  
01507 601550

SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



## Plot 6, Willows Farm Roxton Road

Immingham  
DN40 1NR

Offers in the Region Of  
£340,000

Crofts Estate Agents are delighted to be marketing this exciting new development consisting of seven, FOUR bed detached executive homes. Seen as one of Lincolnshires best kept secrets, Willow Farm, which forms this fantastic development of 7 brand new, four bed detached houses, to be built on the outskirts of Immingham, situated just off of Stallingborough Road. Ideally suited to a family, this beautiful property, will comprise of an entrance hallway, WC, study, spacious living area, utility and a lovely sized open plan living dining kitchen. To the first floor you will find a landing, family bathroom, and four double bedrooms, with the master having an ensuite. Externally, there is a detached garage, ample off road parking and a generous size enclosed and private rear garden. This plot, which is being built to the highest of standards, can be reserved off plan and for those buyers wishing to do so, will get the opportunity to influence the style of kitchen and bathroom. We recommend registering your interest early to avoid any disappointment.

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

Email: Cleethorpes:

info@croftsestateagents.co.uk

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

Email: Immingham :

immingham@croftsestateagents.co.uk

LOUTH: 12 Market Place, Louth, LN11 9PB

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Cleethorpes 01472 200666  
Immingham 01469 564294  
Louth 01507 601550

[www.facebook.com/croftsestateagents](http://www.facebook.com/croftsestateagents)



**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.

**Viewing**

By appointment only, telephone 01469 564294

**Council Tax Information**

Band : To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

**Free Valuations**

We offer a free valuation with no obligation, just call the office on 01469 564294 or visit [www.croftsestateagents.co.uk](http://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.

**Mortgage and Financial Advice**

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

*STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.*

