CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES 01472 200666

IMMINGHAM 01469 564294

LOUTH 01507 601550



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 8HPEmIMMINGHAM:21 Kennedy Way, Immingham, DN40 2ABEmLOUTH:12 Market Place, Louth, LN11 9PBwww.

Email: Cleethorpes: Email: Immingham : Email: Louth : info@croftsestateagents.co.uk immingham@croftsestateagents.co.uk louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk

Cleethorpes	01472 200666
Immingham	01469 564294
Louth	01507 601550

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 websitewww.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 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 MORTAGE OR OTHER LOAN SECURED ON IT.



DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure 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. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Corts 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 enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise, stated, with the metric conversion shown in brackets. Any plans or mays contained autor for indication purpose only, and are not for any other use but guidance & illustration. Crotfs have not tested any apparatus, equipment, fixtures, fittings or entrain bed guiyes and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.