

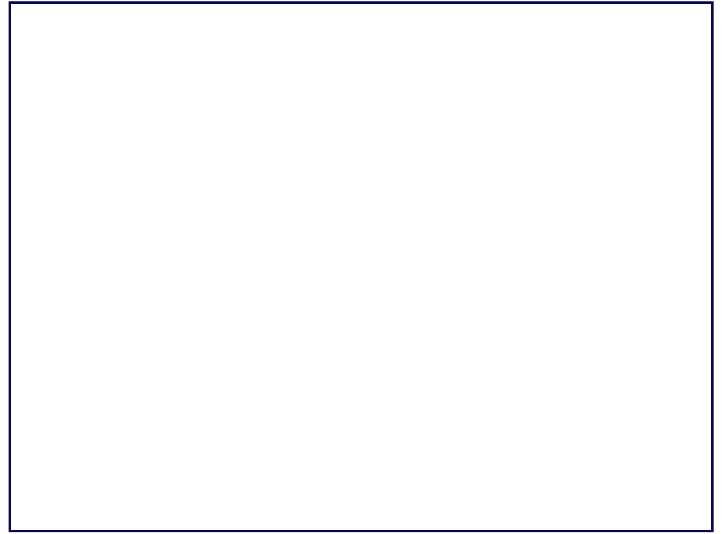
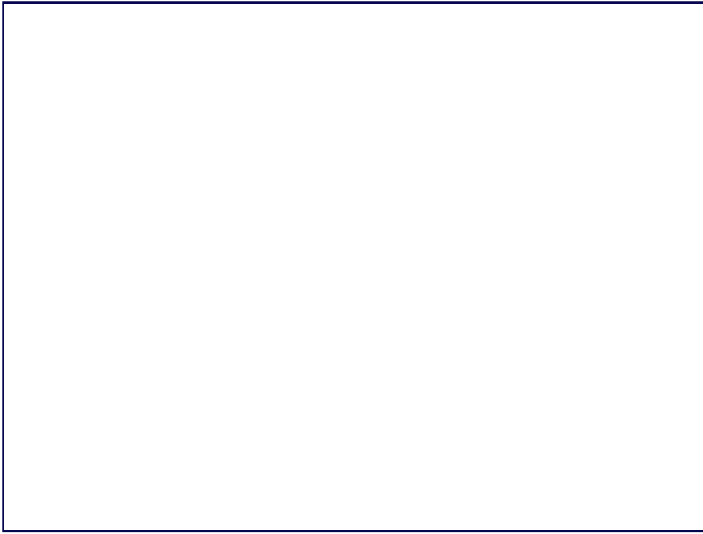


## Roxton Road

Immingham  
DN40 1NR

Offers in the Region Of  
£395,000

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 .



**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.

**Viewings**

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

**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 relevant office, or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange 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 a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd 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.*

