



# CROFTS ESTATE AGENTS

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**23 Greengate Lane  
South Killingholme  
Immingham  
DN40 3HB**

**Offers in the Region Of  
£239,950**

Crofts Estate Agents are delighted to bring to the market spacious three bed detached house, located in South Killingholme. Sitting on a large plot, this property offers ample off road parking, spacious living throughout and has excellent road links via the A180. Ideally suited to a family or couple, this beautiful home comprises of a lounge, dining room, kitchen and shower room to the ground floor. Heading upstairs there are three good size bedrooms and a family bathroom suite. Externally, there is ample off road parking with double garage and a fantastic size mature garden with orchard to the rear. Put simply, viewings are a must!

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### Lounge

12' 8" x 19' 7" (3.86m x 5.96m)

This spacious lounge, provides the ideal space to host guests or relax. Benefitting from carpeted flooring, coal fire radiator, coving and bay window to the front.

### Dining Room

11' 9" x 12' 8" (3.58m x 3.86m)

The second reception room, which is occupied as the dining room, is again another brilliant sized room. Comprising of carpeted flooring, radiator, electric fire and uPVC bay window.

### Kitchen

9' 5" x 18' 10" (2.87m x 5.74m)

This rather large kitchen boasts ample storage through base and wall mounted units. There is tiled flooring, a range cooker with large extractor above, tiled splash back and spot lights.

### Bedroom 1

11' 5" x 12' 8" (3.48m x 3.86m)

Bedroom one briefly comprises of laminate flooring, radiator, coving and uPVC window to the front elevation.

### Bedroom 2

11' 5" x 12' 8" (3.48m x 3.86m)

Bedroom two briefly comprises of laminate flooring, radiator and uPVC window to the rear elevation.

### Bedroom 3

8' 2" x 12' 8" (2.49m x 3.86m)

Bedroom three, which is also a double size, briefly comprises of laminate flooring, radiator and uPVC window to the front elevation.

### Bathroom

5' 0" x 12' 8" (1.52m x 3.86m)

Located on the first floor is the family bathroom, which benefits from a bath, WC, wash basin, tiled walls, radiator and uPVC to the rear

### Shower Room

6' 6" x 9' 5" (1.98m x 2.87m)

Located on the ground floor is handy additional shower room, ideal for a family that might fight over the shower. The room briefly comprises of a shower cubical, WC and wash basin.

### External

The rear garden is a fantastic size and is certainly ideal for a family with growing kids or someone who enjoys gardening. Viewing is essential to take in all this outdoor space, which boasts an orchard to the rear, ample off road parking with detached garage, decking area and large lawn with fencing around the perimeter.

**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 C: 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.**



GROUND FLOOR  
68.7 sq.m. (739 sq.ft.) approx.

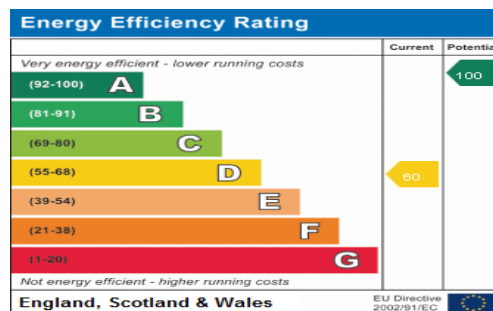
1ST FLOOR  
46.0 sq.m. (495 sq.ft.) approx.



TOTAL FLOOR AREA : 114.7 sq.m. (1235 sq.ft.) approx.

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 no 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.

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