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



24 Pilgrims Way

Immingham
DN40 2HD

Offers in the Region Of
£235,000

Crofts Estate Agents have the absolute pleasure of bringing to the market this beautifully presented three bed detached house, located in the town of Immingham. Situated within a popular residential area, this property boasts a lovely size plot with well manicured gardens, off road parking and is only a short walk from a variety of amenities and schools for children of all ages. Internal viewing will briefly reveal the entrance hall, lounge, kitchen diner, utility, conservatory and WC. Heading to the first floor will reveal three bedrooms, two being doubles, the family bathroom and en-suite to the master bedroom. The exterior is equally as pristine with well maintained gardens, stocked with a range of beautiful shrubs and flowers. There is also off road parking and the integral garage. Viewings are highly recommended!

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Lounge

11' 2" x 15' 4" (3.40m x 4.67m)

Decorated to a modern standard, this lovely and cosy living room comprises of carpeted flooring, radiator, coving, wall mounted electric fire and bay window.

Kitchen-diner

9' 3" x 19' 8" (2.82m x 5.99m)

The heart of every home, has to be the kitchen and this surely is no exception. Plenty of cupboard space throughout with gloss finish units. There is a range of integral appliances, including double oven, 4 ring hob with extractor above and 1 and a half sink with drainer. The room is decorated to a modern standard with laminate flooring and LED lights.

Conservatory

11' 2" x 14' 8" (3.40m x 4.47m)

A handy extension to the rear of the property, providing versatile living space. The room benefits from patio doors opening out to the garden, uPVC windows all round and laminate flooring.

Utility

8' 0" x 8' 1" (2.44m x 2.46m)

A clever addition to the property, through utilising a section of the garage to create a utility room. The ideal and handy space to house your white goods with plumbing for a washing machine and dryer, along with space for a free standing fridge freezer.

Bedroom One

11' 2" x 14' 6" (3.40m x 4.42m)

Briefly comprising of carpeted flooring, modern decor, radiator, uPVC window to the front elevation and fitted wardrobe with sliding doors.

En-suite

6' 4" x 6' 10" (1.93m x 2.08m)

Located within the master bedroom is this modern three piece en-suite, comprising of corner shower, WC and vanity basin. There is also aqua boarded walls, tile effect laminate flooring and uPVC window to the front elevation.

Bedroom Two

8' 0" x 14' 6" (2.44m x 4.42m)

Briefly comprising of laminate flooring, radiator, coving and dual aspect uPVC windows.

Bedroom Three

8' 4" x 9' 3" (2.54m x 2.82m)

Briefly comprising of laminate flooring, radiator, coving and uPVC window to the rear elevation.

Bathroom

6' 4" x 6' 10" (1.93m x 2.08m)

The main bathroom, located on the first floor benefits from a modern three piece suite. Briefly comprising of a bath, WC, vanity basin, tile effect laminate flooring and walls with aqua boarding all round.

Exterior

The exterior is equally as pristine with well maintained gardens, stocked with a range of beautiful shrubs and flowers. There is also off road parking and the integral garage.

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

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

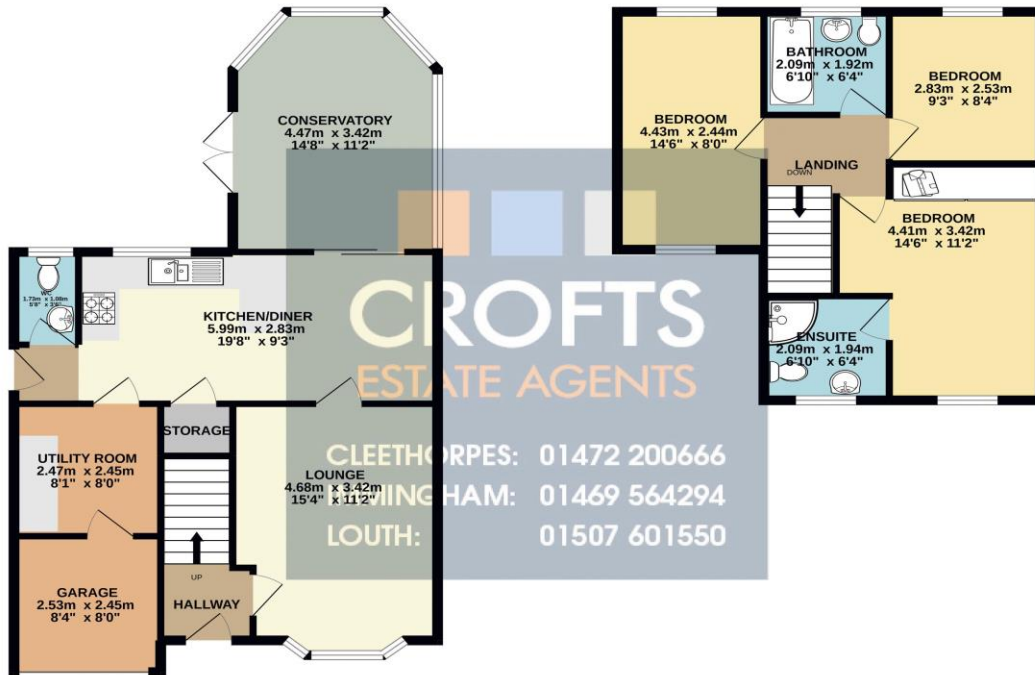
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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



GROUND FLOOR
67.3 sq.m. (725 sq.ft.) approx.

1ST FLOOR
44.3 sq.m. (476 sq.ft.) approx.



TOTAL FLOOR AREA - 111.6 sq.m. (1201 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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