



CROFTS ESTATE AGENTS

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01472 200666

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



1 Oaklands Road

**Immingham
DN40 2JQ**

**Offers in the Region Of
£225,000**

Crofts Estate Agents are pleased to bring to the market this beautifully presented three bed detached dormer bungalow, situated in the popular town of Immingham. Occupying a good size plot, this spacious home benefits from uPVC double glazing throughout, solar panels which generate low cost electricity and delightful gardens. Nearby there is a range of local amenities, making this the ideal family home. Internal viewing will reveal the entrance hallway, lounge, dining room, snug/office, kitchen and bathroom. Heading to the first floor will reveal three bedrooms which are all doubles. Externally, there are excellent size gardens to the front and rear which have been well maintained over the years. Viewings are highly advised!

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 12 Market Place, Louth, LN11 9PB

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Lounge

13' 8" x 21' 10" (4.16m x 6.65m)

A fantastic size, this tastefully decorated room benefits from carpeted flooring, radiator, gas fire with surround, dual aspect uPVC windows and patio doors opening out to the garden.

Dining Room

8' 11" x 9' 0" (2.72m x 2.74m)

Benefitting from carpeted flooring, coving, radiator, tasteful decor and uPVC window to the rear.

Snug/office

10' 1" x 12' 0" (3.07m x 3.65m)

Located to the front, this second reception room provides versatile living space, creating the ideal office/snug. Benefitting from laminate flooring, radiator and uPVC window.

Kitchen

8' 11" x 16' 4" (2.72m x 4.97m)

This fully fitted kitchen enjoys the benefits of base and wall mounted units with integral oven, gas hob with extractor above, sink with drainer and plumbing for a washing machine and dishwasher. There is also laminate flooring, tiled splash back and uPVC side door.

Bedroom 1

9' 0" x 14' 11" (2.74m x 4.54m)

Briefly comprising of carpeted flooring, radiator and uPVC window to the front elevation.

Bedroom 2

8' 11" x 11' 7" (2.72m x 3.53m)

Briefly comprising of carpeted flooring, radiator, built in storage and uPVC window to the side elevation.

Bedroom 3

8' 2" x 11' 11" (2.49m x 3.63m)

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

Bathroom

8' 5" x 5' 6" (2.56m x 1.68m)

Located on the ground floor is the bathroom which benefits from a bath with shower above, WC and basin. There is also laminate flooring, radiator, LED lights and uPVC window.

Exterior

With well manicured gardens to the front and rear, this gorgeous property, which occupies a good size plot is ideal for relaxing, entertaining guest or for any keen gardeners. The front is mainly laid to lawn with a brick wall across the majority of the perimeter and ample off road parking with garage. To the rear, there is fencing around the perimeter providing a degree of privacy, laid to lawn, decking area and patio/stoned section tucked away in the corner.

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

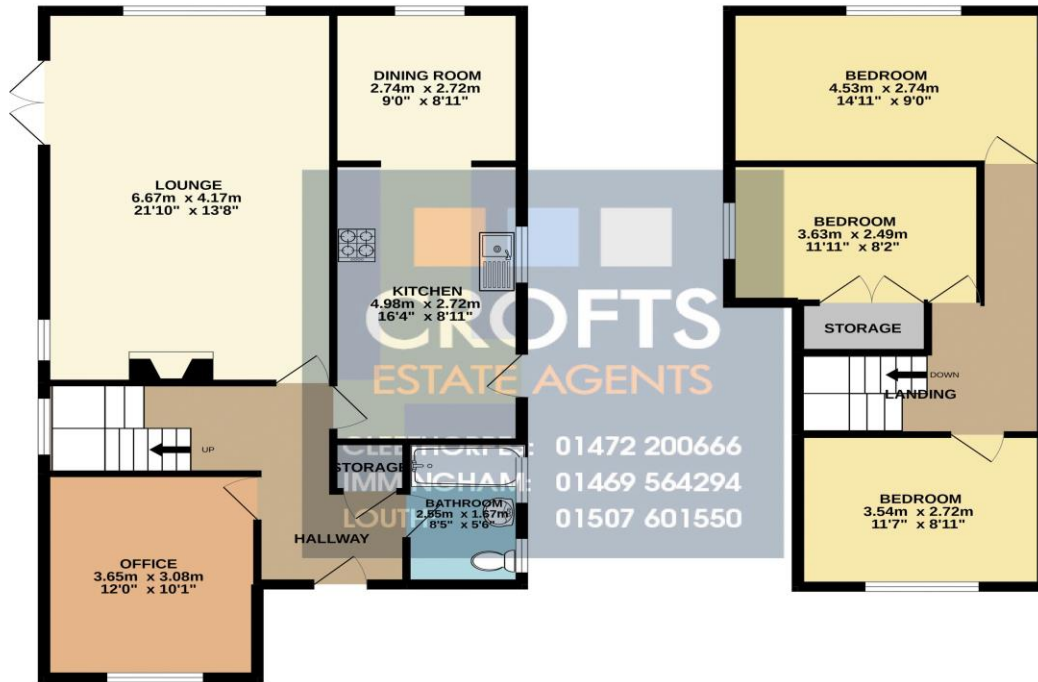
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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

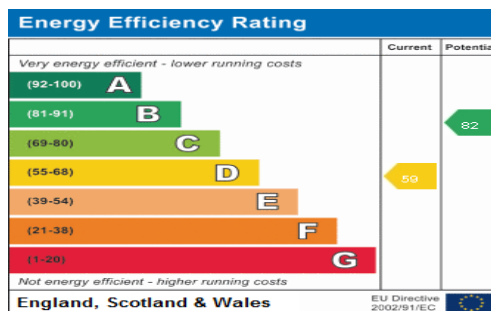


GROUND FLOOR
75.4 sq.m. (811 sq.ft.) approx.

1ST FLOOR
41.7 sq.m. (449 sq.ft.) approx.



TOTAL FLOOR AREA: 117.1 sq.m. (1260 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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