



## Station Road

Ulceby  
DN39 6UQ

Offers in the Region Of  
£176,300

Crofts Estate Agents are delighted to bring to the market this two bed semi detached bungalow, found within the popular village of Ulceby. Occupying a corner plot and situated between James Place and Station Road, this bungalow offers deceptively spacious living, a selection of local amenities and excellent road links via the A180. The property is also only a short drive from Immingham and Grimsby Town and Humberside Airport. Internal viewing will reveal the porch, entrance hallway, lounge, dining room, extended kitchen, two bedrooms and shower room. Externally, there are generous size gardens to the front and rear with ample off road parking and detached garage to the side. Viewings are essential in order to truly appreciate all of what this beautifully presented bungalow has to offer.



**Lounge**  
10' 7" x 14' 0" (3.22m x 4.26m)

**Dining Room**  
10' 5" x 10' 7" (3.17m x 3.22m)

**Kitchen**  
8' 11" x 15' 6" (2.72m x 4.72m)

**Bedroom 1**  
10' 9" x 14' 8" (3.27m x 4.47m)

**Bedroom 2**  
9' 9" x 10' 9" (2.97m x 3.27m)

**Shower Room**

### 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 B: 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.

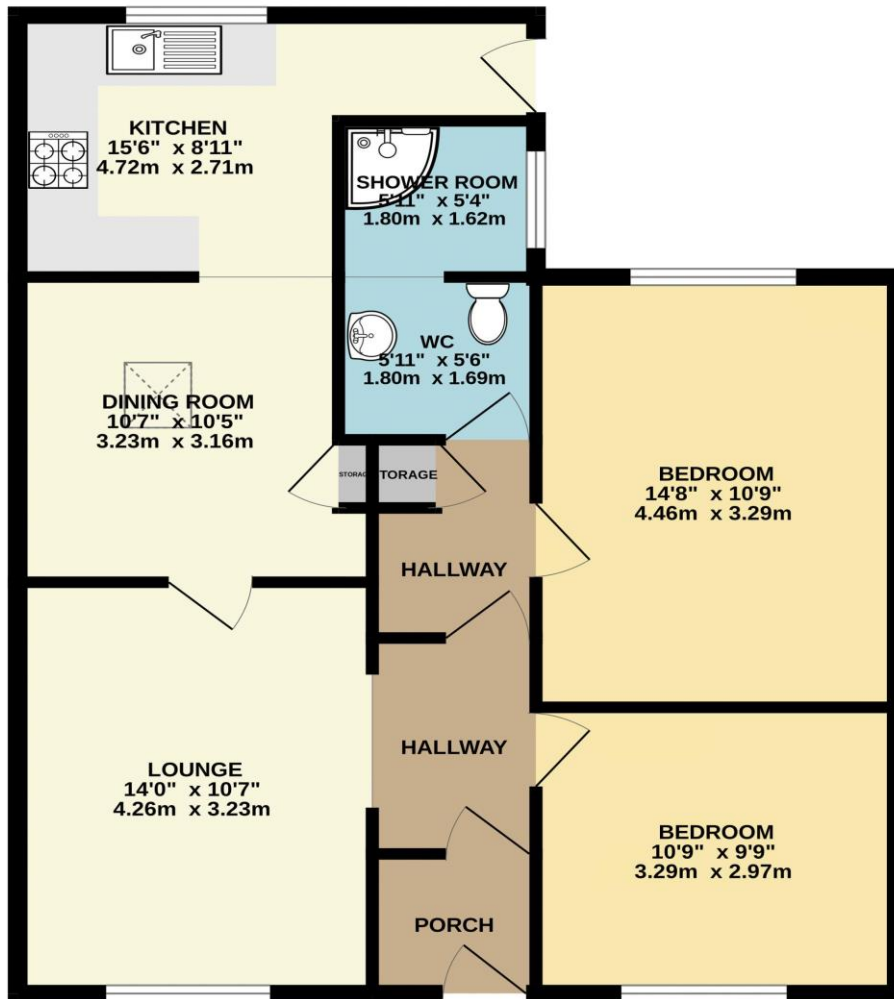
### Mortgage and Financial Advice

With access to a range of mortgage products, Crofts Estate Agents with 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.*



GROUND FLOOR  
778 sq.ft. (72.3 sq.m.) approx.



TOTAL FLOOR AREA : 778 sq.ft. (72.3 sq.m.) 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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