



15 Heale Drive Immingham Immingham DN40 2FD

Offers in the Region Of
£262,500

Crofts Estate Agents are delighted to bring to the market this beautifully presented FOUR bed detached new build, which is situated on a sought after part of the Habrough Fields Development. Built in 2021, this property enjoys the benefits of the remainder of its NHBC warranty, along with fantastic scenic views to the rear, meaning this home remains private and not overlooked. This modern and highly popular development is situated on the outskirts of Immingham, which boasts a range of local amenities, only a short drive away, nearby public transport and excellent road links via the A180/M180. Heading into the property will reveal the entrance hallway, lounge, open plan kitchen-diner-living area, utility and WC. The ground floor also benefits from LVT Herringbone flooring. The first floor comprises of four good size bedrooms, with en-suite to the master bedroom and en-suite. Externally, there is ample off road parking with detached garage and generous size gardens to the front and rear.

Address : 21 Kennedy Way, Immingham, DN40 2AB
Email : immingham@croftsestateagents.co.uk
Website : www.croftsestateagents.co.uk

OFFICE HOURS

Mon to Fri 9am to 5.30pm (Tuesday opening 9.30am)
Saturday 9am to 3pm
Sunday Closed



CROFTS ESTATE AGENTS

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

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Lounge

11' 1" x 16' 5" (3.38m x 5.00m)

Located at the front of the property, this beautifully presented reception room benefits from Herringbone LVT flooring, radiator and walk in bay window.

Kitchen/Diner/Living area

18' 6" x 19' 3" (5.63m x 5.86m)

This beautiful open plan space is fantastic for enjoying family time or entertaining guests. Boasting an island with matching units, worktops and breakfast bar, the kitchen enjoys the benefits from an integral double oven, 5 ring gas hob, 1 and a half composite sink and integral fridge freezer and dishwasher. There is also gorgeous Herringbone LVT flooring, radiator, sliding uPVC door and dual aspect uPVC windows.

Utility room

5' 6" x 7' 5" (1.68m x 2.26m)

Benefitting from matching units to the kitchen, this handy space provides plumbing for a washing machine and dryer, helping to create more storage in the kitchen. Blending in with the rest of the ground floor, this room also boasts LVT Herringbone flooring and neutral decor.

Bedroom 1

11' 1" x 15' 8" (3.38m x 4.77m)

The master bedroom benefits from carpeted flooring, radiator, en-suite, light and airy decor and two uPVC windows to the front elevation.

En-suite

4' 1" x 7' 8" (1.24m x 2.34m)

Located in the master bedroom, the en-suite benefits from a shower, WC, basin, vinyl click flooring, towel rail radiator, LED lighting and uPVC window to the side elevation.

Bedroom 2

11' 1" x 12' 4" (3.38m x 3.76m)

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

Bedroom 3

Bedroom three briefly comprises of carpeted flooring, radiator and uPVC window to the rear elevation.

Bedroom 4

7' 5" x 9' 9" (2.26m x 2.97m)

Bedroom four briefly comprises of carpeted flooring, radiator and uPVC window to the front elevation.

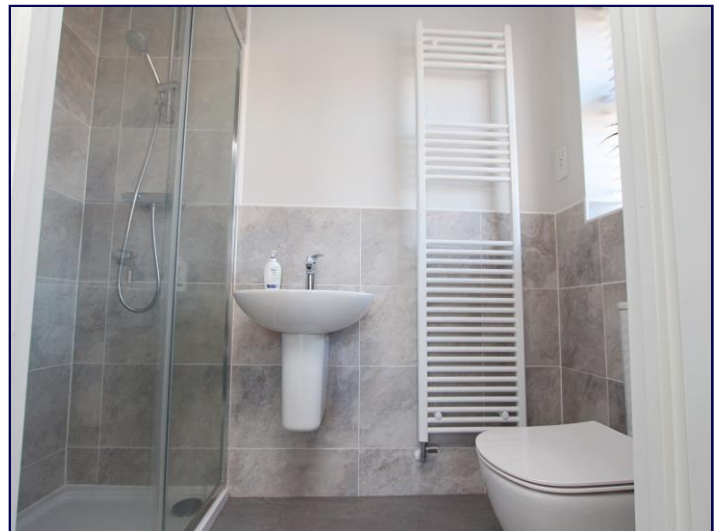
Bathroom

6' 7" x 11' 1" (2.01m x 3.38m)

This larger than average bathroom benefits from a four piece bathroom suite which comprises of a rectangular shower cubical, bath, WC and basin. There is also vinyl click flooring, LED lighting, partially tiled walls, towel rail radiator and uPVC window to the side.

Externally

Positioned in a sought after part of this modern development, this property boasts ample off road parking via a paved driveway, with detached garage to the rear. The rear garden enjoys privacy as well as scenic views through the fields to the back of this home. The garden is fairly low maintenance with patio area, ideal for entertaining guests and set in 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.

Viewings

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

Council Tax Information

Band D: 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 relevant office, or visit 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

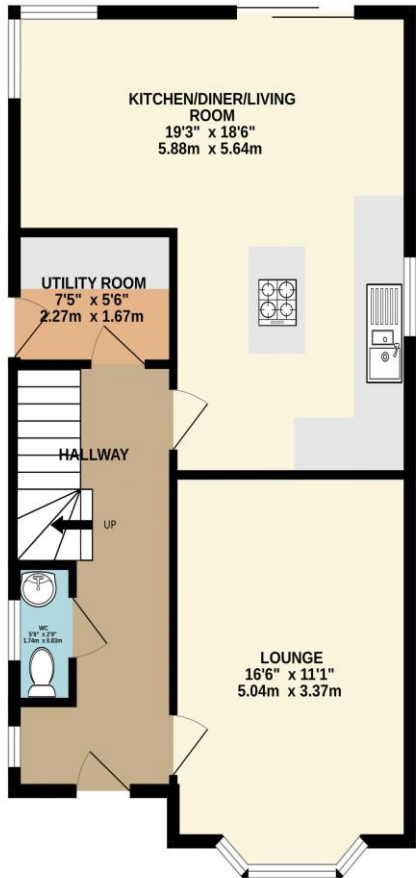
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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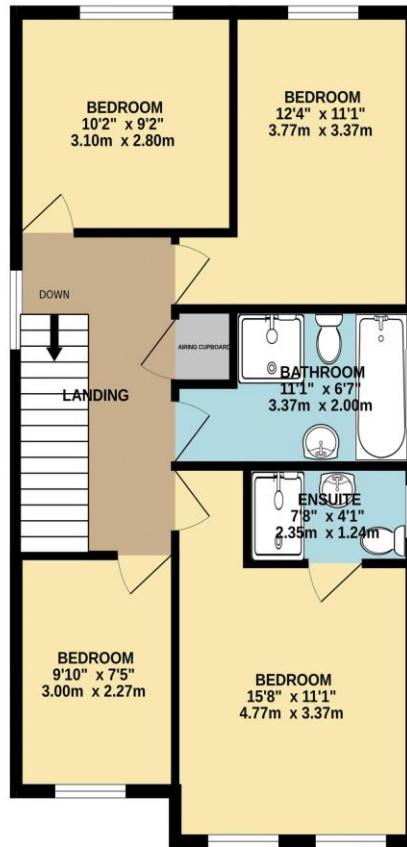




GROUND FLOOR
631 sq.ft. (58.6 sq.m.) approx.

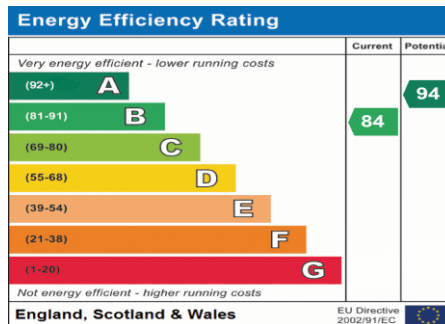


1ST FLOOR
624 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA: 1254 sq.ft. (116.5 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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