



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

IMMINGHAM

01469 564294

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



Magpie Cottage High Street
Ulceby
Ulceby
DN39 6TG

Offers in the Region Of
£237,500

Crofts Estate Agents are delighted to bring to the market this three bed detached property which is located within the beautiful village of Ulceby. Having undergone a recent refurbishment, the current owners have completely transformed this once tired property into a gorgeous family home which benefits from an upgraded kitchen, modern bathrooms suite and brand new combi boiler. The property stands within a fantastic plot which offers scope to extend, subject to the necessary planning applications etc. Internal viewing will reveal the lounge, conservatory, sitting room, kitchen and bathroom to the ground floor. To the first floor there are three bedrooms, all of which are a good size and WC and basin. The landing also offers a great space that could be utilised as a study area. Externally there is ample parking and a great size garden which has to be seen to be believed.

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

PASSIONATE ABOUT PROPERTY

IMMINGHAM

01469 564294

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

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



Conservatory

6' 9" x 11' 6" (2.06m x 3.51m)

The conservatory has tri aspect windows, a door to the front elevation, a radiator and laminate flooring.

Lounge

11' 11" x 12' 0" (3.64m x 3.65m)

Benefitting from laminate flooring with dual aspect uPVC windows, radiator, tasteful decor and uPVC door which provides access to the garden.

Sitting Room

12' 0" x 12' 1" (3.66m x 3.68m)

The sitting room has a uPVC window to the side elevation, door to the front, which gives access to the conservatory, a radiator, laminate flooring and an open fire.

Kitchen

8' 1" x 14' 4" (2.46m x 4.37m)

Recently upgraded, this gorgeous kitchen benefits from a one and a half composite sink with basin, integral oven with hob and extractor above, tiled splashback, vinyl flooring, LED lighting and plumbing for a washing machine and dishwasher.

Bathroom

8' 11" x 6' 7" (2.71m x 2.01m)

Benefitting from a modern three piece suite, this bathroom comprises of bath with electric shower above, WC, basin, tiled flooring, part tiled walls, radiator and separate electric towel rail radiator and uPVC window to the side elevation.

First Floor Landing

The landing has space for a study area, a window to the rear elevation, a radiator and varnished, solid wood flooring.

WC

3' 8" x 5' 6" (1.12m x 1.68m)

A recent and handy addition to the property, the first floor WC briefly comprises of WC, vanity basin and vinyl flooring.

Bedroom One

12' 0" x 11' 11" (3.66m x 3.64m)

Bedroom one has a window to the front elevation, a radiator and carpeted floor. There is also a built in cupboard and access to the loft, which is partially boarded with loft ladders

Bedroom Two

11' 11" x 12' 1" (3.63m x 3.69m)

Bedroom two has a window to the front elevation, a radiator and carpeted floor. There is also loft access, with the loft partially boarded.

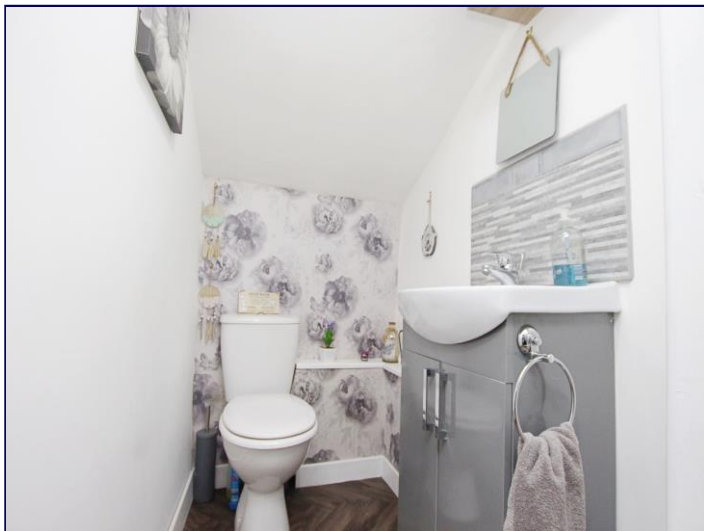
Bedroom Three

8' 9" x 11' 8" (2.67m x 3.56m)

Bedroom three has a window to the rear elevation, a radiator and laminate flooring.

Outside

The property stands within a fantastic plot, measuring at approximately 1/3 of an acre, with plenty of space for a family with lots of grass, trees, parking and a garage. The garage also benefits from power and lighting. The property also offers scope to extend, subject to the necessary planning applications etc.



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 B: 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

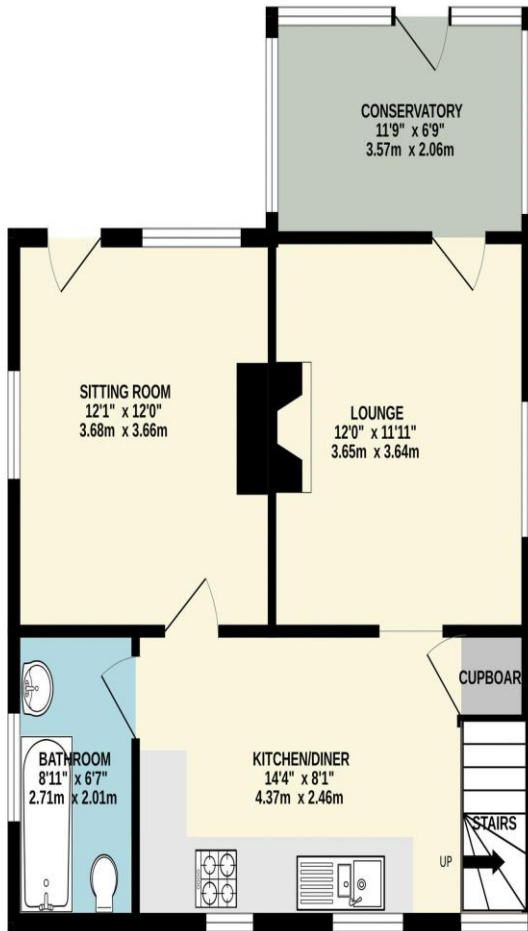
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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

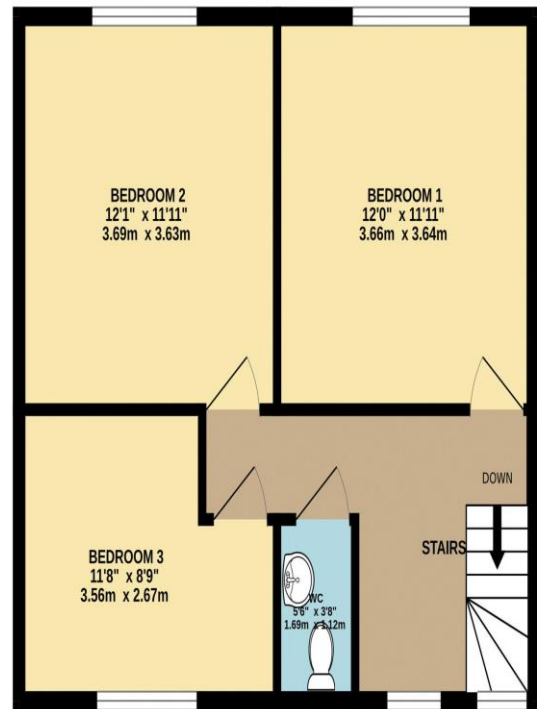




GROUND FLOOR
572 sq.ft. (53.1 sq.m.) approx.



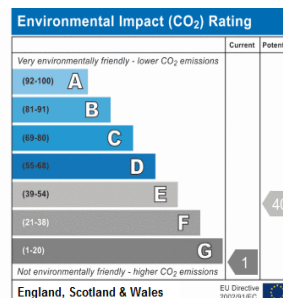
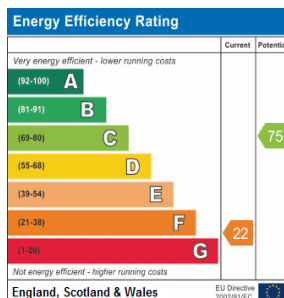
1ST FLOOR
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 1075 sq.ft. (99.9 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.

Made with Metropix ©2023



DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale. Crofts estate agents Immingham is operated as a franchise and trademark by KMG estates (Immingham) Ltd, trading as Crofts estate agents Immingham. Registered in England. Company Number 14308294