



Allerton Drive

Immingham
DN40 2HP

Offers in the Region Of
£156,750

Crofts Estate Agents are delighted to bring to the market this extended three bedroom semi-detached family home located within the popular port town of Immingham. Only a short distance from Immingham Civic this lovely and well presented home enjoys the benefits of gas central heating and uPVC double glazing. The town also enjoys the benefits of a range of leisure facilities, schools for children of all ages and excellent road links via the A180. Humberside airport and Habrough Station are also only a short drive away. Heading inside the accommodation will reveal the entrance hallway, lounge, dining room, sitting room, kitchen, conservatory and third bedroom to the ground floor. To the first floor we find two further bedrooms and a bathroom. Externally you will find established and good sized front and rear gardens ideal for the family market. Ample off road parking to the front. Viewing is highly advised on this fantastic property.



Lounge

18' 5" x 9' 11" (5.613m x 3.011m)

This lovely sized living room which offers a uPVC double glazed window to the front elevation, tasteful decor and carpeted flooring. Gas central heating radiator. A focal point of the lounge is created by the attractive fireplace with multi fuel log burner inset into the chimney breast. The lounge then opens to the dining room and provides access to the kitchen.

Dining Room

7' 11" x 12' 0" (2.402m x 3.650m)

Pleasantly decorated the dining room has coving to the ceiling. Gas central heating radiator. Laminate wood flooring. Sliding patio doors through to the conservatory. The dining room also opens through into the sun room.

Kitchen

8' 8" x 12' 7" (2.641m x 3.841m)

This lovely kitchen offers an excellent array of fitted wall and base units with contrasting roll edged work surfacing with inset one and a half sink and drainer. Integrated oven and four ring gas hob with stainless steel wall guard and brushed steel chimney extractor over. Other integrated appliances include dishwasher, fridge and freezer offers plumbing for an automatic washing machine. The kitchen has an open window through to the sun room with breakfast bar area.

Conservatory

9' 7" x 11' 2" (2.919m x 3.403m)

This well proportioned conservatory is of a uPVC double glazed framed construction set upon a low level wall and offers uPVC double glazed French doors out to the side aspect and onto the rear garden.

Sun/Sitting Room

7' 9" x 15' 6" (2.365m x 4.726m)

An extension to the rear creates this versatile room which currently is utilised as a second sitting room and has coving and down lighting to the ceiling. Gas central heating radiator. uPVC double glazed window to the front elevation and three quarter floor to ceiling glazed windows to the rear offering a panoramic view over the rear garden.

Bedroom One

15' 5" into the wardrobes x 9' 7" (4.703m x 2.923m)

The master bedroom is again pleasantly presented and has a uPVC double glazed window to the side elevation and a velux window to the rear elevation. Gas central heating radiator. Fitted wardrobes running along one wall.

Bedroom Two

9' 5" x 9' 11" (2.865m x 3.020m)

Bedroom two can again accommodate a double bed and has a gas central heating radiator. Loft access. uPVC double glazed window to the front elevation.

Bedroom Three

9' 5" x 9' 6" (2.859m x 2.904m)

Pleasantly presented and with coving to the ceiling, bedroom three is located to the ground floor. uPVC double glazed window to the front elevation. Gas central heating radiator.

Bathroom

5' 6" x 7' 2" (1.678m x 2.185m)

This modern bathroom is equipped with a P-shaped panelled bath with electric shower over and fitted wash hand basin and w.c with concealed cistern. Partial tiling to the walls. uPVC double glazed window to the rear elevation. Chrome effect gas central heating radiator.

Front Garden

With ample off road parking to the front, the garden is set behind a timber fence to the front and has laid to lawn complemented by established shrubs, plants and trees. Further parking is located behind secure wrought iron gates which provide access around to the rear garden.

Rear Garden

This lovely sized rear garden enjoys a great degree of privacy and I feel makes a lovely garden for those with younger members in the family. With a good sized lawned area the garden has both a decked patio area and a paved patio area. the garden is complemented by an excellent range of established shrubs and trees. Timber potting/storage shed to the rear of the garden.

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 A: To confirm council tax banding for this property please view the website- www.voa.gov.uk/cti

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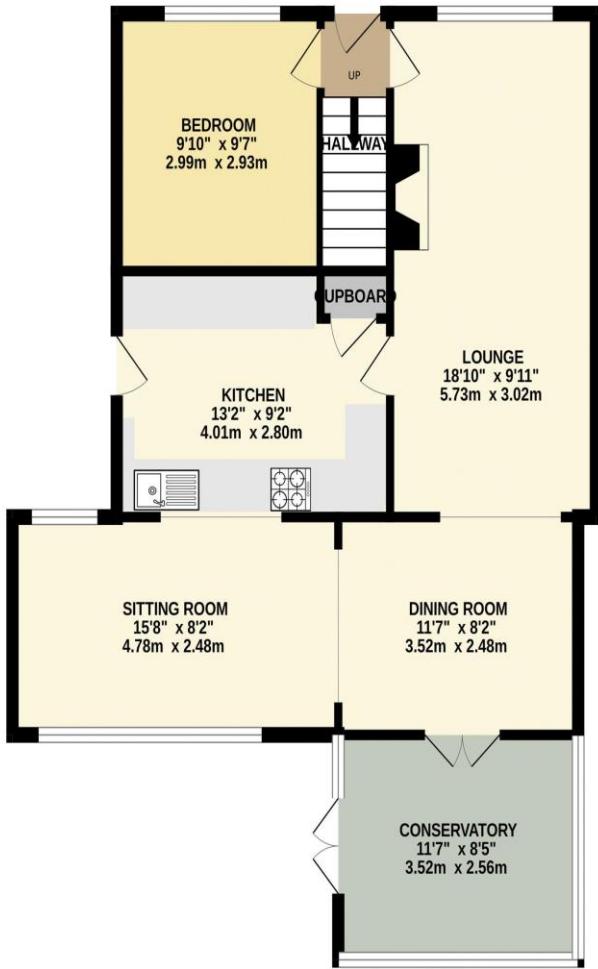
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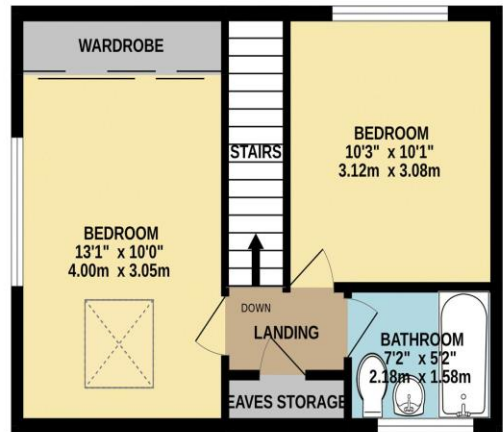
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GROUND FLOOR
746 sq.ft. (69.3 sq.m.) approx.

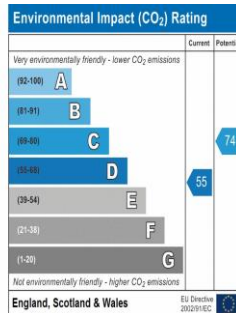
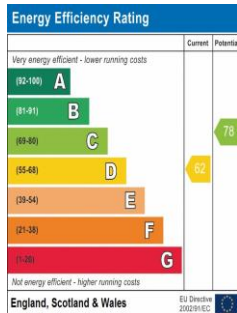


1ST FLOOR
356 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 1101 sq.ft. (102.3 sq.m.) approx.

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