



## Leyden Close

Immingham  
DN40 2BL

Offers in the Region Of  
£125,000

Crofts Estate Agents bring to the market and being sold with **NO FORWARD CHAIN**, this deceptively spacious three bed semi detached dormer bungalow, which is situated in the popular port town of Immingham. Located in a quiet residential location, the property, which requires a scheme of modernisation, benefits from a wide range of local amenities nearby, excellent road links and public transport with Humberside Airport and Habrough Train Station only a short drive away. Internal viewing will reveal the entrance hallway, lounge-diner, kitchen, conservatory and third bedroom. Heading to the first floor you will find a further two bedrooms, both being doubles and the shower room. Externally, there is ample off road parking with single garage and low maintenance gardens to the front and rear.





**Lounge**

13' 1" x 18' 5" (3.98m x 5.61m)

**Kitchen**

8' 9" x 9' 4" (2.66m x 2.84m)

**Bedroom 1**

9' 4" x 13' 9" (2.84m x 4.19m)

**Bedroom 2**

10' 0" x 10' 7" (3.05m x 3.22m)

**Bedroom 3**

6' 5" x 9' 8" (1.95m x 2.94m)

**Shower Room**

5' 5" x 7' 3" (1.65m x 2.21m)

**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.

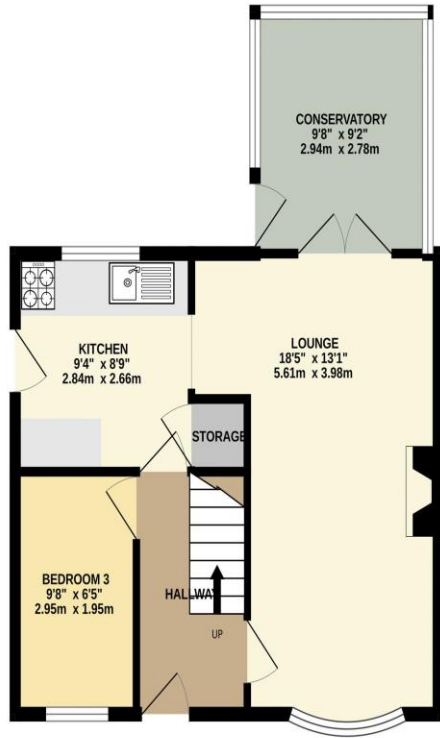
**Mortgage and Financial Advice**

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

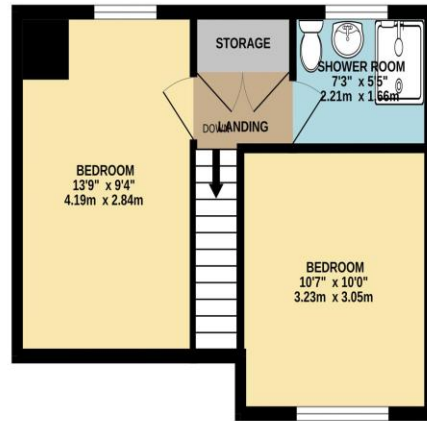
*STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.*



GROUND FLOOR  
497 sq.ft. (46.2 sq.m.) approx.



1ST FLOOR  
317 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.7 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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