



**Ty-Engel 2 Methodist  
Chapel Chapel Lane  
Habrough  
Immingham  
DN40 3AF**

**Offers in the Region Of  
£235,000**

Ty Engel is a charming four bed semi-detached home occupying the rear portion of the original chapel that has been sympathetically finished to an exceptional standard with the current owners creating contemporary living throughout. Internal viewing will reveal a spacious living room boasting log burner, dual aspect windows and under stairs seating area, open plan kitchen-diner, conservatory, cloakroom and WC. The first floor has three double Bedrooms, the Master Bedroom with a modern three piece En-suite. and beautiful three piece bathroom suite. Another staircase off the landing leads to the loft room which is open plan with exposed solid wooden beams, fitted wardrobes and two Velux windows which allows plenty of natural light into the room. Externally, there is a low maintenance courtyard area, ideal for relaxing on a warm summers day. This unique property is a must see with viewings highly recommended!

Address : 21 Kennedy Way, Immingham, DN40 2AB  
Email : [immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)  
Website : [www.croftsestateagents.co.uk](http://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

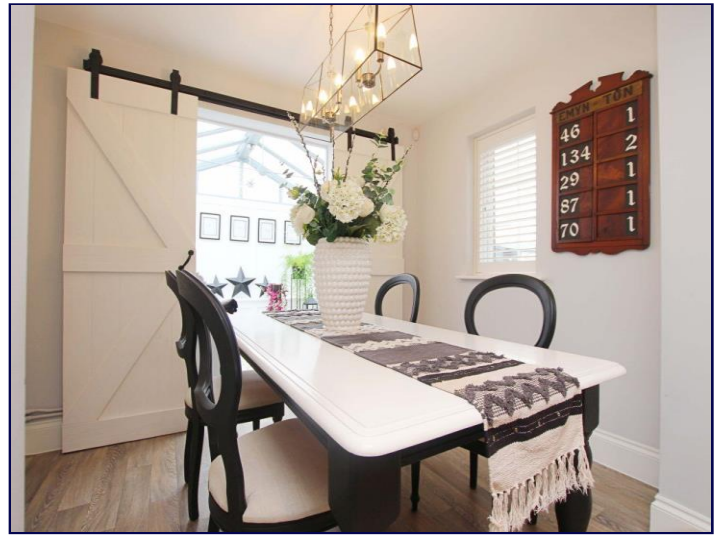
01469 564294

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](mailto:immingham@croftsestateagents.co.uk)  
Website : [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)

#### OFFICE HOURS

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



### Lounge

19' 10" x 22' 0" (6.04m x 6.70m)

Elegantly presented oozing in character and class, this spacious living room boasts herringbone flooring, log burner, under stairs seating area, LED lighting, panelled feature wall and dual aspect uPVC windows.

### Kitchen

10' 3" x 13' 5" (3.12m x 4.09m)

This beautifully presented kitchen boasts a range of base and wall mounted units with worktops to compliment, 1 and a half sink with drainer, integral oven with hob and extractor above and integral washing machine. There is also LVT flooring to match the dining room, plumbing for a dishwasher, LED lighting and uPVC window to the side.

### Dining Room

7' 3" x 10' 3" (2.21m x 3.12m)

Open plan to the kitchen benefitting from LVT flooring, radiator, panelled feature wall, modern decor and uPVC window to the side elevation.

### Conservatory

8' 2" x 10' 3" (2.49m x 3.12m)

Found at the rear of the property is the third reception room which overlooks the courtyard style garden. The room itself provides plenty of natural lighting through glass room and uPVC windows to the side and rear elevations. There is also tiled flooring, panelled wall and French doors.

### Bedroom 1

10' 3" x 17' 2" (3.12m x 5.23m)

The master bedroom, found on the first floor, comprises of carpeted flooring, LED lighting, modern decor, en-suite and uPVC windows.

### En-suite

3' 4" x 6' 11" (1.02m x 2.11m)

Benefitting from a corner shower with WC, basin, vinyl flooring, towel rail radiator and LED lighting.

### Bedroom-2

10' 8" x 12' 10" (3.25m x 3.91m)

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

### Bedroom 3

7' 11" x 12' 10" (2.41m x 3.91m)

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

### Bedroom 4

19' 6" x 19' 10" (5.94m x 6.04m)

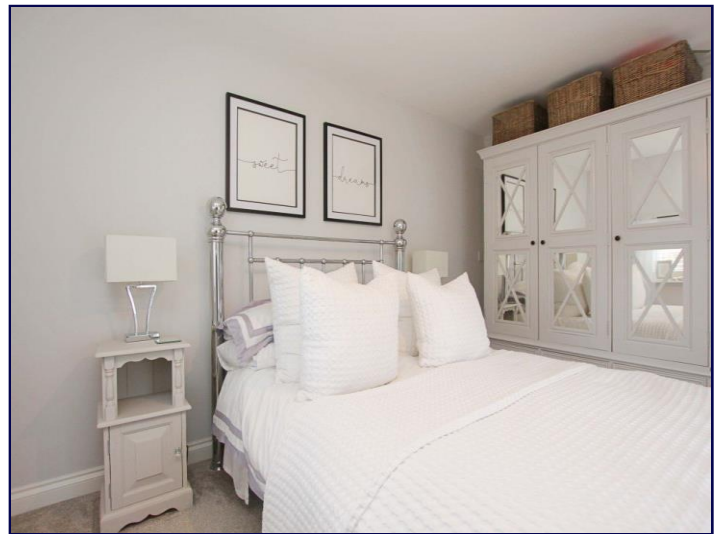
Another staircase off the landing leads to the loft room which is open plan with exposed solid wooden beams, fitted wardrobes and two Velux windows which allows plenty of natural light into the room.



## Bathroom

7' 1" x 7' 3" (2.16m x 2.21m)

This traditional, yet modern looking bathroom suite, benefits from a freestanding roll top, bath, traditional toilet with high level cistern, vanity basin, tiled flooring, part panelled walls and uPVC window.



### OFFICE HOURS

Mon to Fri  
Saturday  
Sunday

9am to 5.30pm (Tuesday opening 9.30am)  
9am to 3pm  
Closed

### 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](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.

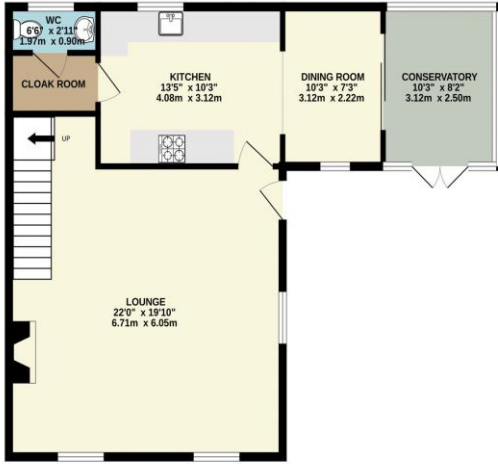
**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



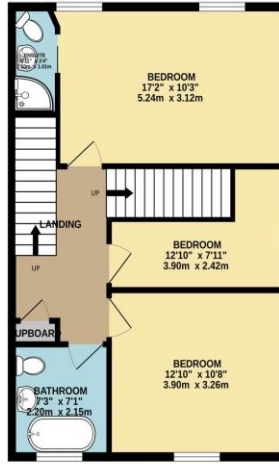




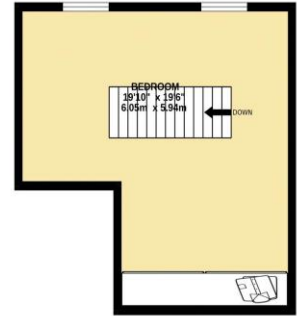
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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 ©2024

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>72</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	<b>29</b>	
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

**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