



**Bryony Lodge College Road  
East Halton  
Immingham  
DN40 3PJ**

**£325,000**

Crofts Estate Agents are delighted to bring to the market this four bed detached house, situated in the village of East Halton. The property boasts spacious living throughout, three reception rooms and large gardens. Positioned only a short drive from Immingham, where you will find a wide range of local amenities including, shops, post office and leisure centre. Internal viewing will reveal the porch, lounge, dining room, kitchen, conservatory, utility and WC. Heading to the first floor you will find four good size bedrooms, en-suite to the master and family bathroom. There is also a loft area via retractable ladder from the landing. Externally there are well maintained large gardens to the front and rear, generous off-road parking for several vehicles and double garage.



# 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

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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**

12' 6" x 13' 4" (3.81m x 4.06m)

**Dining Room**

12' 11" x 13' 4" (3.93m x 4.06m)

**Conservatory**

9' 7" x 23' 5" (2.92m x 7.13m)

**Kitchen**

12' 8" x 13' 4" (3.86m x 4.06m)

**Bedroom 1**

12' 10" x 13' 4" (3.91m x 4.06m)

**En-suite**

4' 10" x 6' 4" (1.47m x 1.93m)

**Bedroom**

9' 10" x 13' 5" (2.99m x 4.09m)

**Bedroom 3**

7' 6" x 9' 9" (2.28m x 2.97m)

**Bedroom 4**

7' 10" x 15' 4" (2.39m x 4.67m)

**Bathroom**

5' 6" x 9' 9" (1.68m x 2.97m)

**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](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.

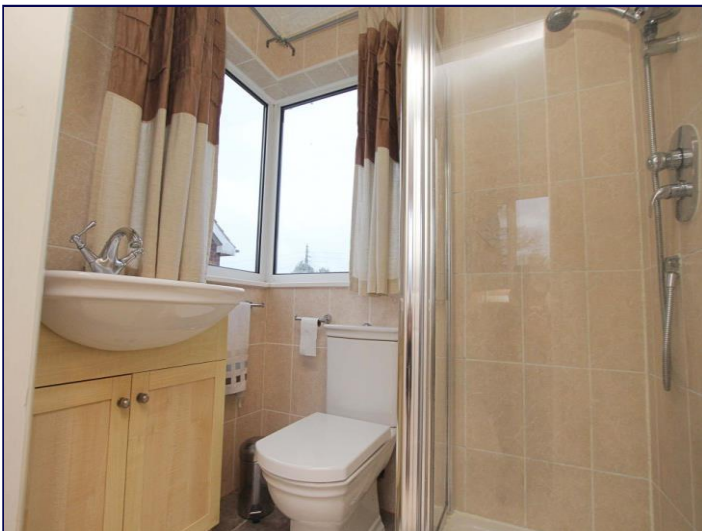
**Property Management**

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.

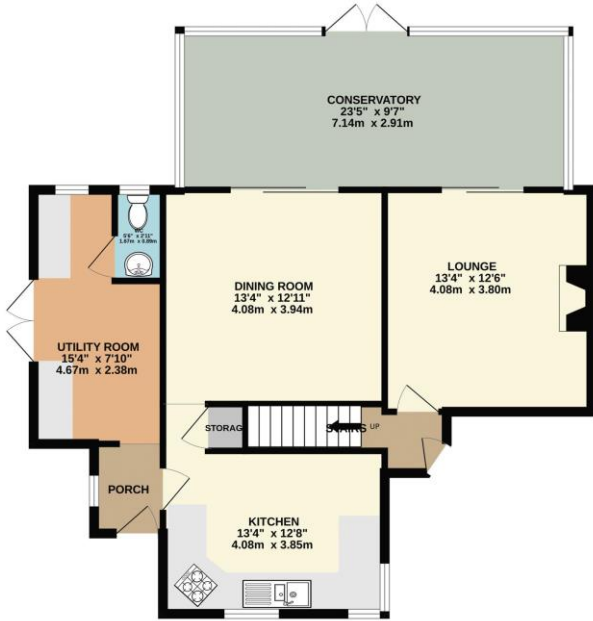
**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



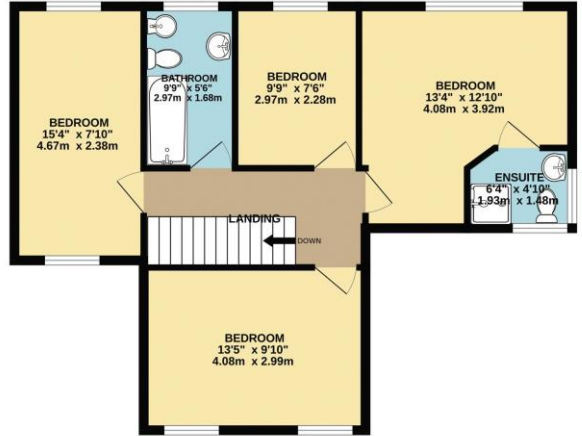




GROUND FLOOR  
880 sq.ft. (81.8 sq.m.) approx.

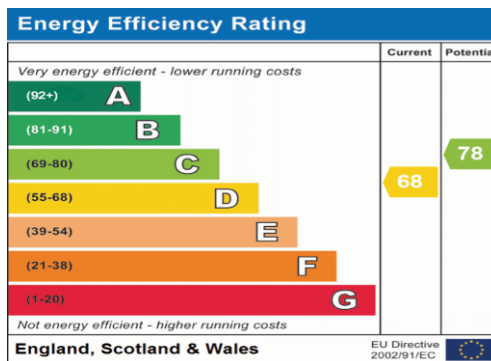


1ST FLOOR  
628 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA: 1508 sq.ft. (140.1 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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