



65 Stallingborough Road
Immingham
DN40 1NW

£290,000

Crofts Estate Agents are delighted to bring to the market and being sold with NO FORWARD CHAIN, this lovely three bed detached bungalow, situated in a desirable location on the outskirts of Immingham. Occupying a large plot, set back from Stallingborough Road, this property boasts a long driveway, plenty of amenities, with Immingham Town Centre within walking distance and good public transport links. Internally, the home comprises of entrance hallway, lounge, dining room, kitchen, three good size bedrooms and large shower room. Externally, there is ample off road parking, detached double garage with electric roller doors and excellent size gardens to the front and rear.



CROFTS ESTATE AGENTS

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OFFICE HOURS

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



Lounge

14' 4" x 14' 5" (4.37m x 4.39m)

Benefitting from carpeted flooring, radiator, high ceiling and walk in bay window to the front.

Dining Room

13' 0" x 15' 11" (3.96m x 4.85m)

Adjacent to the kitchen, the second reception room creates an ideal dining room. Benefitting from tiled flooring, neutral decor, radiator and uPVC window to the side.

Kitchen

10' 0" x 11' 10" (3.05m x 3.60m)

Benefitting from a range of base and wall mounted units with roll top counter, integral double oven with gas hob and and extractor above and one and a half sink with draining board. There is also tiled flooring, tiled splash back, dual aspect uPVC windows and uPVC side door.

Bedroom 1

12' 8" x 14' 11" (3.86m x 4.54m)

Bedroom one briefly comprises of carpeted flooring, radiator, high ceiling, built in wardrobe and walk in bay window.

Bedroom 2

12' 6" x 12' 8" (3.81m x 3.86m)

Bedroom two briefly comprises of carpeted flooring, radiator, built in wardrobes and uPVC window to the side elevation.

Bedroom 3

10' 0" x 13' 0" (3.05m x 3.96m)

Bedroom three briefly comprises of carpeted flooring, radiator, built in wardrobes and uPVC window to the rear elevation.

Shower-Room

7' 1" x 10' 0" (2.16m x 3.05m)

Benefitting from a corner shower, WC, vanity basin, radiator with additional towel rail, majority tiled walls with aqua boarding to the shower, tiled flooring and uPVC window.

Externally

Set back from Stallingborough Road, this beautifully property occupies a great plot with delightful gardens to the front and rear. The long paved driveway creates ample off road parking. There is also a detached double garage with electric roller doors, power and lighting.

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 C: 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.

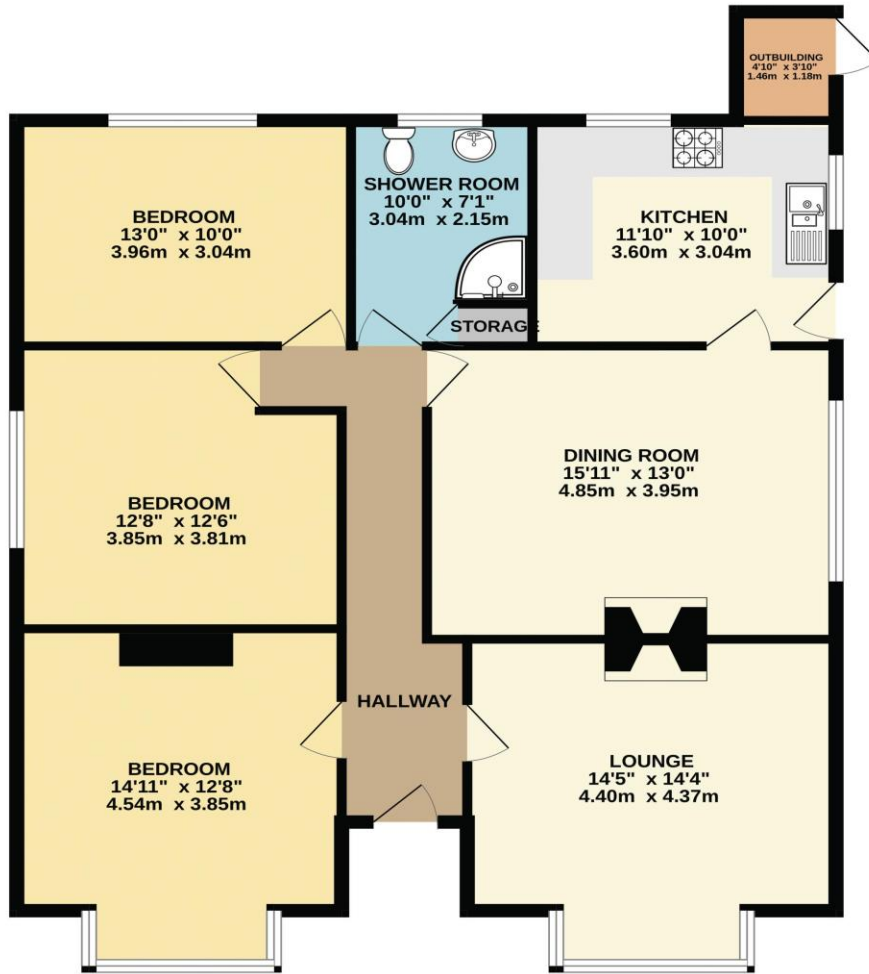
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.







GROUND FLOOR
1129 sq.ft. (104.9 sq.m.) approx.



TOTAL FLOOR AREA : 1129 sq.ft. (104.9 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.
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