



46A Stallingborough Road  
Immingham  
DN40 1NT

Offers in the Region Of  
£310,000

Crofts Estate Agents are delighted to bring to the market this unique and hi-spec two bed detached bungalow, found on the outskirts of Immingham. Positioned to the rear of Stallingborough Road, this property is one of Immingham's hidden gems and presents itself as a rare opportunity to acquire a private and spacious home which is turn key ready. With easy access to the A180, Habrough Train Station, Humberston Airport and a range of local amenities, this property comes with viewings highly recommended! Internal viewing will reveal the entrance hallway, lounge, open plan kitchen diner, sitting room which forms the extension, utility, two excellent size bedrooms, en-suite to master and jack and Jill style bathroom to the second bedroom. Externally there is a beautifully manicured wrap around garden, ample off road parking and detached double garage.



# CROFTS ESTATE AGENTS

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IMMINGHAM

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER

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#### OFFICE HOURS

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





### Lounge

11' 2" x 18' 7" (3.40m x 5.66m)

Offering plenty of living space, the main reception room boasts underfloor heating, bi-folding doors to the side, neutral decor, carpeted flooring and uPVC windows to the front elevation.

### Sitting Room

9' 8" x 12' 10" (2.94m x 3.91m)

The sitting room, which is open planned to the kitchen benefits from high ceiling with neutral decor and feature wall, underfloor heating, tiled flooring and patio doors opening out to the garden. There is also made to measure blinds and LED lighting.

### Kitchen/Diner

11' 2" x 23' 10" (3.40m x 7.26m)

Spacious and open planned to the rear, this modern kitchen offers a range of base and wall mounted gloss units with integral oven, microwave, dishwasher, fridge, freezer and 5 ring gas hob. There is also the benefit of tiled flooring, under floor heating, sink with draining board, LED lighting and uPVC window.

### Bedroom 1

14' 11" x 17' 8" (4.54m x 5.38m)

The master bedroom benefits from carpeted flooring, underfloor heating, neutral decor, built in wardrobes, en-suite and uPVC window to the front elevation.

### En-suite

5' 5" x 6' 3" (1.65m x 1.90m)

The en-suite, which is found in the master bedroom benefits from tiled flooring, towel rail radiator, tiled walls, shower cubical, WC, vanity basin and uPVC window to the side elevation.

### Bedroom 2

10' 7" x 12' 7" (3.22m x 3.83m)

Bedroom two briefly comprises of carpeted flooring, underfloor heating, neutral decor, built in wardrobes and uPVC window to the front elevation.

### Bathroom

8' 0" x 8' 11" (2.44m x 2.72m)

This Jack and Jill style bathroom benefits from a modern three piece suite comprising of bath with shower above, WC, vanity basin, bidet, tiled flooring, towel rail radiator and uPVC window to the front elevation.

### Externally

Tucked away to the rear of Stallingborough Road and accessed via a private road is this beautiful detached hidden gem. As you enter the properties boundaries you will find a detached double garage to the side with paved driveway to create ample off road parking. The wrap around garden is a lovely sun trap and has been manicured to perfection over the years. The double garage itself has a side door entrance, power and lighting and subject to the relevant planning approval, can be converted into a self contained granny annexe.



### 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.

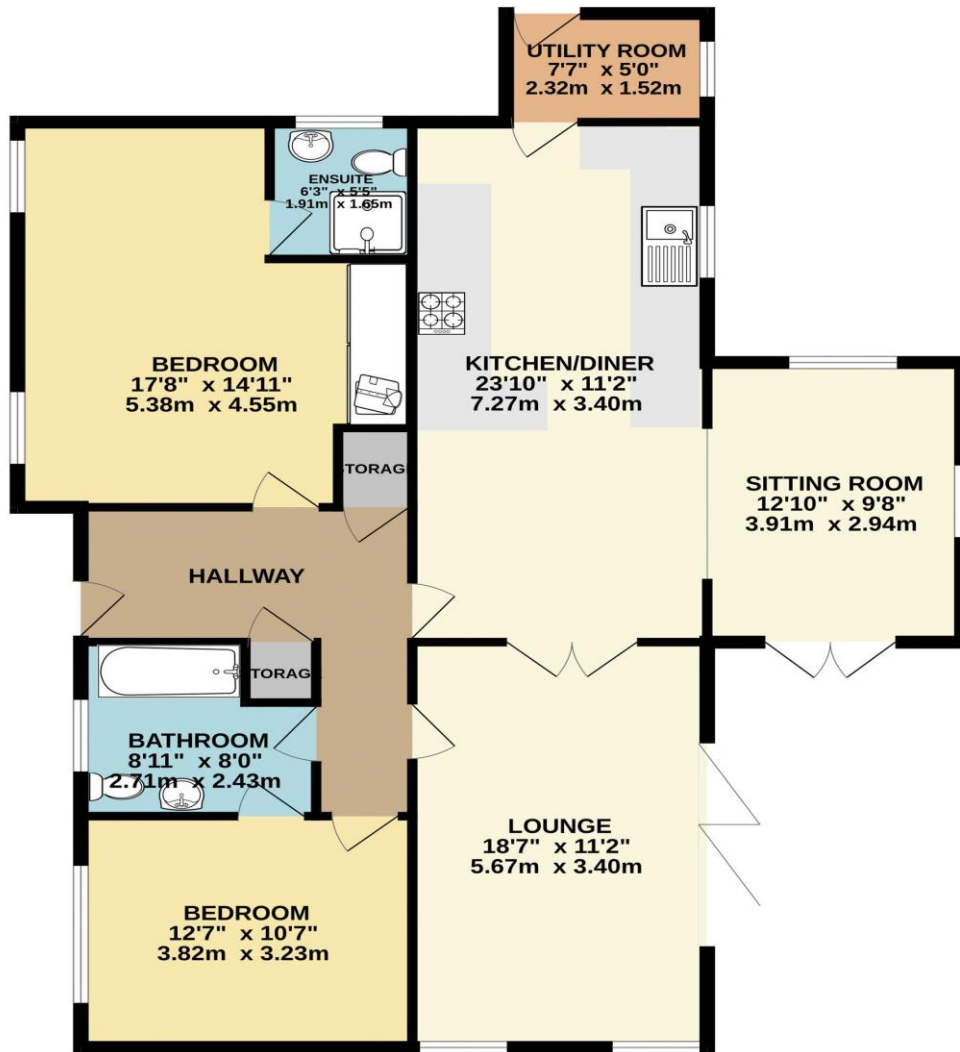
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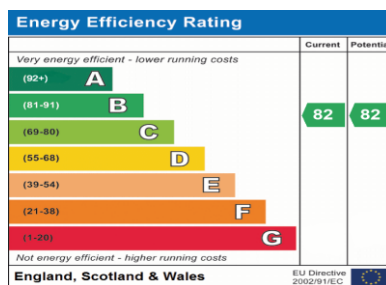


GROUND FLOOR  
1210 sq.ft. (112.5 sq.m.) approx.



TOTAL FLOOR AREA : 1210 sq.ft. (112.5 sq.m.) approx.

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