



Pen-Y-Bryn Church Lane  
North Killingholme  
Immingham  
DN40 3JJ

Offers in the Region Of  
£225,000

Welcome to Pen-Y-Bryn, a fabulous three bed detached bungalow, which has recently undergone a transformation to create a beautiful modern setting, perfect for a growing family. Situated in the village of North Killingholme, this property is stylishly presented throughout and benefits from excellent road links with easy access to the A180 and nearby towns. Heading into this delightful property will reveal the entrance hallway, lounge, open plan kitchen-diner, study, two bedrooms and the family bathroom. To the first floor, accessed through a spiral staircase, you will find the master bedroom with en-suite and eaves storage. Externally there are well maintained gardens to the front and rear, with ample off road parking, carport and garage to the side.



# 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' 10" x 13' 10" (3.60m x 4.21m)

The main reception room, which is found at the front of the property creates a cosy and modern setting to relax after a long day at work. The room boasts a media wall with electric wall mounted fire, dropped ceiling with LED strip lighting, carpeted flooring, radiator and uPVC window to the front elevation.

### Study

7' 0" x 11' 6" (2.13m x 3.50m)

Briefly comprising of carpeted flooring, radiator, neutral decor and uPVC window with shutter blinds to the side elevation.

### Kitchen

7' 4" x 11' 10" (2.23m x 3.60m)

This modern kitchen boasts a range of base and wall mounted shaker units with Belfast sink, integral oven, hob and extractor above. Tiled flooring and splash back to compliment, with uPVC window to the rear and side door.

### Dining Room

12' 0" x 13' 1" (3.65m x 3.98m)

Adjacent to the kitchen, this stylishly decorated room benefits from laminate flooring, radiator, multi fuel burner, radiator, coving and uPVC window to the side elevation.

### Utility room

3' 3" x 7' 5" (0.99m x 2.26m)

### Bedroom 1

13' 10" x 15' 4" (4.21m x 4.67m)

Located on the first floor and accessed via a spiral staircase, the master bedroom benefits from carpeted flooring, Velux windows, radiator, eaves storage and en-suite.

### En-suite

7' 4" x 9' 5" (2.23m x 2.87m)

Located on the first floor is the en-suite, which comprises of a shower cubical, WC, 'his and hers' sinks, velux window, tiled flooring and radiator.

### Bedroom 2

10' 11" x 11' 6" (3.32m x 3.50m)

Bedroom two briefly comprises of radiator, carpeted flooring, modern decor and uPVC window with shutter blinds.

### Bedroom 3

10' 6" x 11' 6" (3.20m x 3.50m)

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

### Bathroom

6' 9" x 11' 10" (2.06m x 3.60m)

This stunning three piece bathroom suite comprises of a WC, vanity basin and fitted bath with matt black freestanding shower and mixer tap. There is also vinyl flooring to compliment, radiator and uPVC window to the side elevation.



### Externally

Occupying a generous plot, with low maintenance gardens to the front and rear. The rear garden also offers a lovely decking area, ideal for outdoor entertaining. To the side there is a stoned driveway creating ample off road parking with car port and garage.

### 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](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.

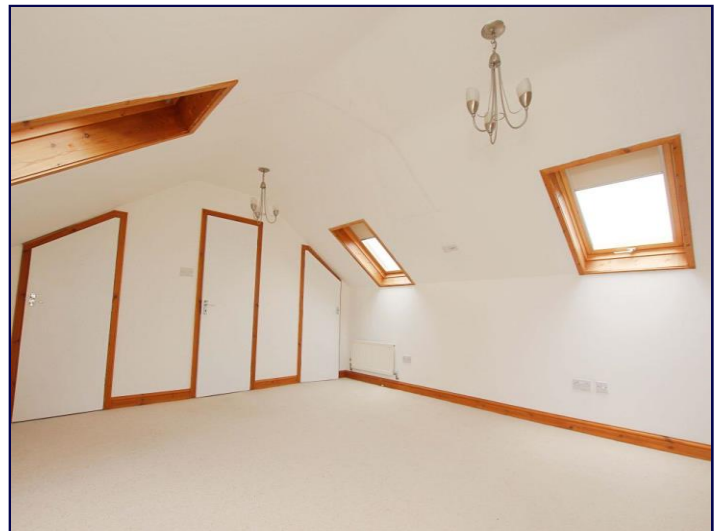
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With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

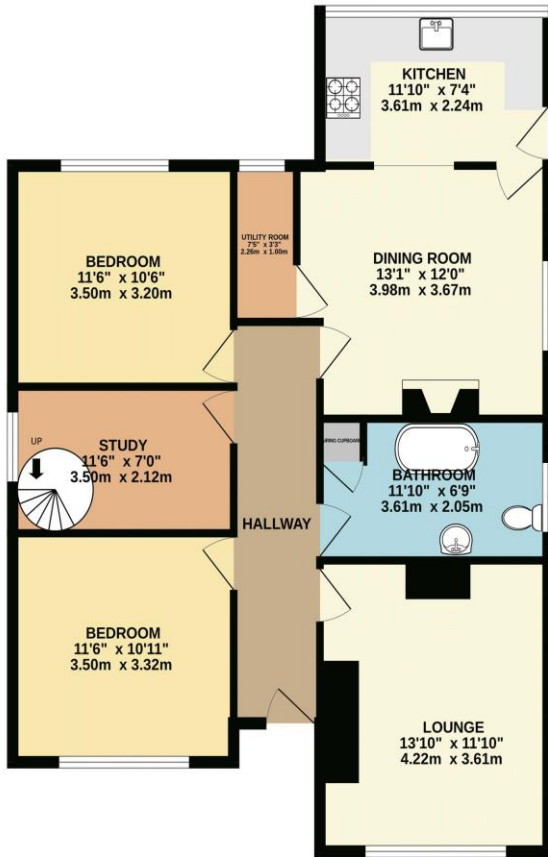
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GROUND FLOOR  
895 sq.ft. (83.2 sq.m.) approx.



1ST FLOOR  
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA: 1242 sq.ft. (115.4 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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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>		
(55-68)	<b>D</b>		68
(39-54)	<b>E</b>	48	
(21-38)	<b>F</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	

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