



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



22 Fritillary Drive Healing
Healing
DN41 7AH

Offers in the Region Of
£330,000

Found within the modern Quintessential development in the highly sought after village of Healing, is this stunning FOUR bed detached home, which is one you certainly do not want to miss. Occupying a large plot in the corner of Fritillary Drive, this beautiful home offers itself as the ideal family home with excellent schools nearby for children of all ages, spacious living throughout and is easily accessible to the A180 for those who commute to work. Internal viewing is a must and doing so will reveal the welcoming hallway, spacious lounge with bay window, utility, WC and beautiful open plan kitchen-diner living area, which is situated to the rear of the home. Heading to the first floor you will find four good size bedrooms, en-suite to the master bedroom and family bathroom. Externally, there is ample off road parking, integral garage and well maintained gardens to the front and rear.

Address : 21 Kennedy Way, Immingham, DN40 2AB
Email : immingham@croftsestateagents.co.uk
Website : www.croftsestateagents.co.uk

OFFICE HOURS

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



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Lounge

10' 11" x 19' 6" (3.32m x 5.94m)

This spacious lounge is perfect for relaxing after a long day at work. Boasting under coving lighting, neutral decor with a panelled feature wall, walk in bay window with made to measure blinds, LED lighting and luxury carpeted flooring.

Kitchen/Diner/Living space

24' 4" x 27' 4" (7.41m x 8.32m)

The focal point and heart to this gorgeous home, this space is perfect for entertaining or enjoying family time. Open planned, the kitchen boasts a range of light grey shaker units, tiled flooring with underfloor heating, bi-fold doors, velux windows and an island with wine cooler. There is also a range of integral appliances, including fridge-freezer, washing machine, dishwasher, double oven and induction hob with extractor above. The sitting area comprises of carpeted flooring, under floor heating, neutral decor and uPVC windows

Bedroom 1

10' 11" x 16' 2" (3.32m x 4.92m)

The spacious master bedroom is very spacious and benefits from carpeted flooring, radiator, fitted wardrobes with sliding mirrored doors, en-suite and uPVC window to the front elevation.

En-suite

6' 6" x 7' 7" (1.98m x 2.31m)

This modern en-suite, found in bedroom one benefits from a shower cubical, WC, vanity basin, recessed wall, towel rail radiator, vinyl flooring and uPVC window to the front elevation.

Bedroom 2

13' 0" x 14' 3" (3.96m x 4.34m)

Bedroom two briefly comprises of neutral decor, radiator, fitted wardrobes with sliding mirrored doors, carpeted flooring and uPVC window to the front elevation.

Bedroom 3

10' 0" x 10' 11" (3.05m x 3.32m)

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

Bedroom

10' 4" x 10' 11" (3.15m x 3.32m)

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

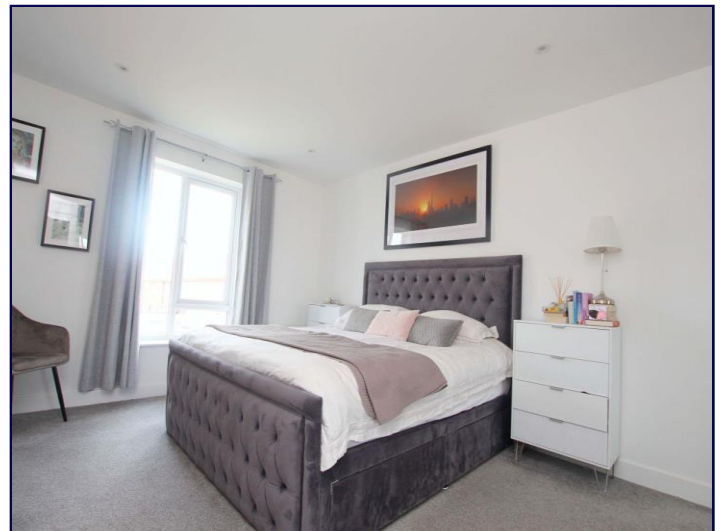
Bathroom

5' 7" x 8' 0" (1.70m x 2.44m)

The family bathroom, which is found at the top of the stairs benefits from a lovely three piece suite, comprising of a bath, WC, vanity basin, towel rail radiator, vinyl flooring and uPVC window to the rear elevation.

Externally

Tucked away in the corner, this property boasts ample off road parking to the front, integral garage and a generous and easy to maintain lawn. The rear garden is a really good size and ideal for kids to play about in. The garden is mainly laid to lawn with a large patio area - perfect for al-fresco dining.



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 E: 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

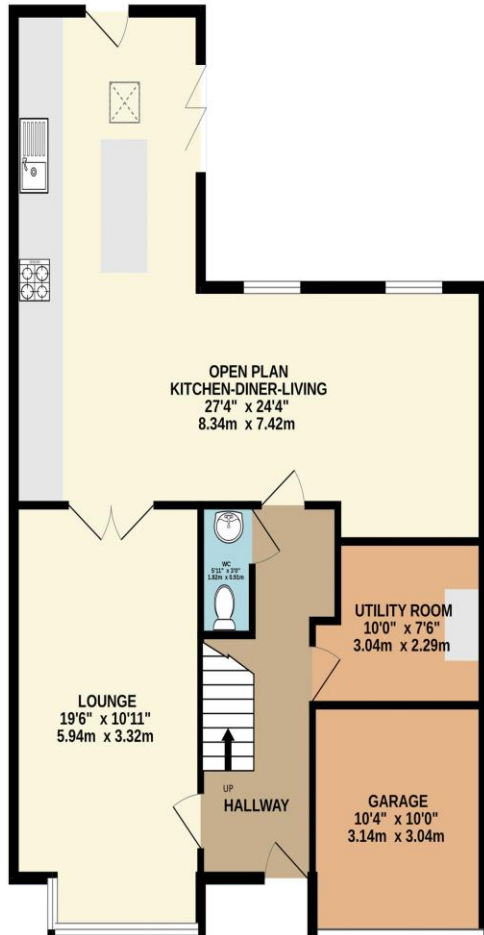
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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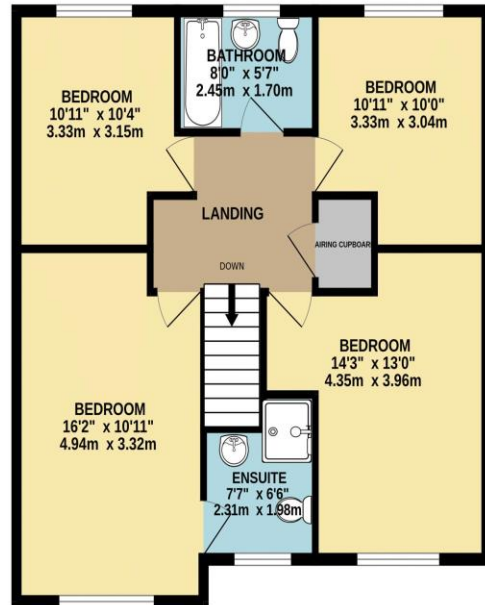




GROUND FLOOR
924 sq.ft. (85.8 sq.m.) approx.



1ST FLOOR
710 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA: 1634 sq.ft. (151.8 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.
Made with Metropix 6/2024

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		93
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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