



**Garden Village  
North Killingholme  
North Killingholme  
DN40 3JR**

**£164,950**

Crofts Estate Agents are delighted to bring to the market this beautifully presented two bed semi-detached bungalow, located in the village of North Killingholme. Found within this popular modern development is this lovely bungalow which benefits from ample off road parking, well maintained gardens to the front and rear and is only a short drive to Immingham or Grimsby. Internal viewing will reveal the inviting entrance hallway, lounge, modern kitchen, two bedrooms and a stylish shower suite. Externally, there is parking to the front with an integral garage and large rear garden which is not overlooked. Viewings are highly recommended on this beautiful bungalow.



### Lounge

14' 0" x 14' 6" (4.26m x 4.42m)

This spacious reception room, which is found to the rear of the property benefits from modern decor, coving, radiator and french doors leading into the conservatory.

### Kitchen

8' 9" x 9' 9" (2.66m x 2.97m)

This modern kitchen has been meticulously designed and boasts a range of integral appliance including fridge freezer, double oven, dishwasher and washing machine. Benefitting from base and wall mounted units, there is also Amtico flooring, LED kickboard lighting, LED lighting to the ceiling and uPVC window.

### Conservatory

11' 1" x 20' 4" (3.38m x 6.19m)

Benefitting from underfloor heating, radiator, tiled flooring, french doors which open out to the garden and a fully insulated tiled roof.

### Bedroom 1

11' 6" x 13' 2" (3.50m x 4.01m)

Bedroom one briefly comprises of vinyl flooring, radiator, floor to ceiling fitted wardrobes and a uPVC window to the rear elevation.

### Bedroom 2

8' 11" x 9' 9" (2.72m x 2.97m)

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

### Shower Room

5' 9" x 6' 7" (1.75m x 2.01m)

This stylish and fully fitted bathroom suite comprises of a large walk in shower, WC, vanity basin, towel rail radiator, Amtico flooring, tiled walls and uPVC window.

### Externally

To the front of the property is a generous lawn area with mature tree and hedge line, ample off road parking and integral garage that benefits from power and lighting. The rear garden is well manicured with set in lawn, patio, pergola and a range of matured shrubs and plants.

**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, all viewings are strictly by appointment only please.

**Council Tax Information**

Band A: 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**

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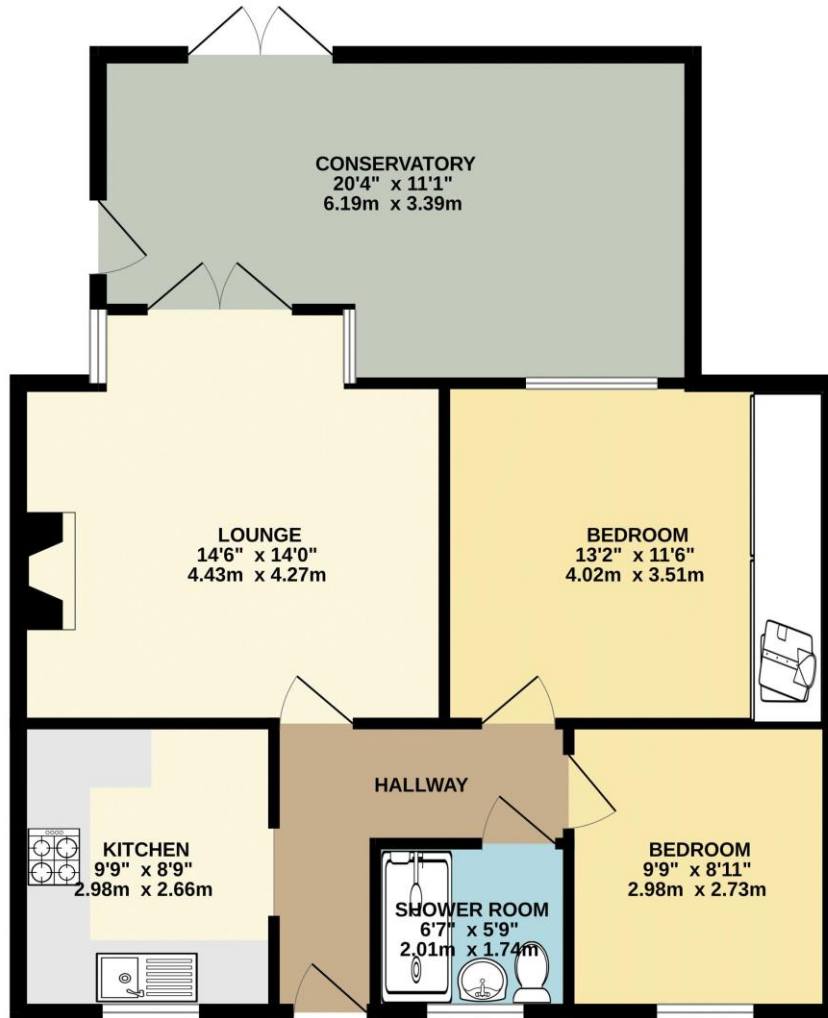
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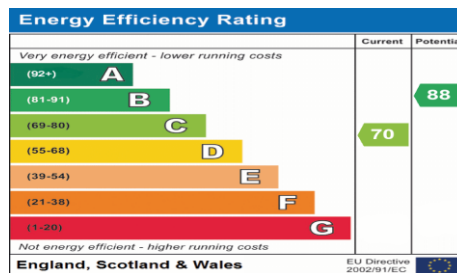


GROUND FLOOR  
810 sq.ft. (75.3 sq.m.) approx.



TOTAL FLOOR AREA: 810 sq.ft. (75.3 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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