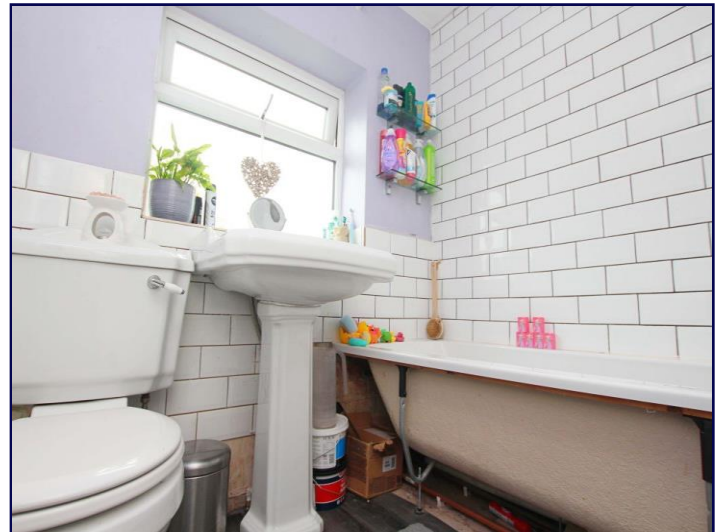




**Greengate Lane
South Killingholme
South Killingholme
DN40 3EZ**

**Offers in the Region Of
£127,000**

Occupying a rather large plot, set back from Greengate Lane is this spacious three bed semi detached house, which is situated within the village of South Killingholme. Priced to sell, this property which requires a scheme of modernisation, offers bundles of potential and presents itself as a perfect first time purchase. Heading inside the property will reveal the entrance hallway, spacious lounge and kitchen-diner. To the side are the outbuilding, which provide scope to develop. Currently the outbuildings comprise of utility, WC, log store and workshop. To the first floor there are three bedrooms, two being doubles and the bathroom suite. Externally there is a large front garden with ample off road parking and low maintenance garden to the rear.



Lounge

12' 3" x 16' 10" (3.73m x 5.13m)

Benefitting from laminate flooring, french doors which open out to the rear garden, neutral decor, multi-fuel burner and uPVC window.

Kitchen/Diner

10' 7" x 13' 7" (3.22m x 4.14m)

Boasting a lovely fitted kitchen with belfast sink, base and wall mounted units, range cooker with extractor above, vinyl flooring and uPVC window to the rear elevation.

Bedroom 1

10' 7" x 14' 0" (3.22m x 4.26m)

Bedroom one briefly comprises of carpeted flooring, radiator and dual aspect uPVC windows.

Bedroom 2

10' 7" x 11' 10" (3.22m x 3.60m)

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

Bedroom 3

7' 5" x 10' 9" (2.26m x 3.27m)

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

Bathroom

5' 6" x 6' 3" (1.68m x 1.90m)

Benefitting from a bath with shower above, WC, basin, vinyl flooring, LED lighting, towel rail radiator and uPVC window to the rear elevation.

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

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.

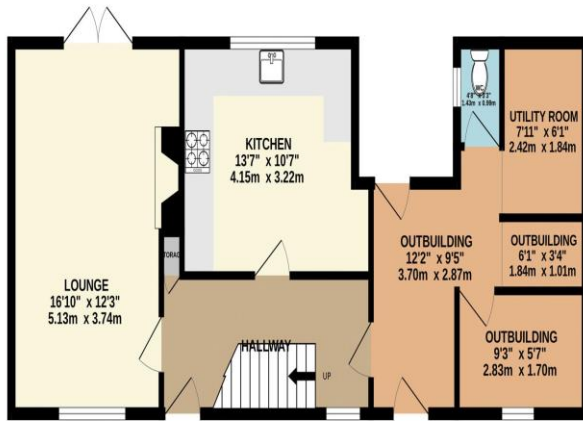
Mortgage and Financial Advice

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.

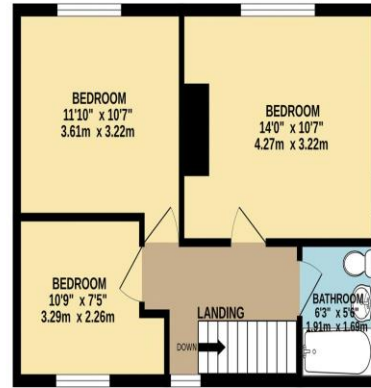
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GROUND FLOOR
641 sq.ft. (59.6 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 1069 sq.ft. (99.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	81	88
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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