



**Waterworks Street  
Immingham  
Immingham  
DN40 1AT**

**£159,950**

Immaculately presented throughout, this well appointed three bed mid link home is a must see and ideal for first time buyers or families. Built in 2020, this modern development is within close proximity to a range of local amenities including shops, takeaways and leisure centre. There is also easy access to the A180 with Humberside Airport and Habrough Train Station also only a short drive away. Internal viewing of this delightful home will reveal the entrance hallway, WC, lounge-diner and kitchen. To the first floor there are three good size bedrooms, bathroom and en-suite to the master bedroom. Externally there are low maintenance gardens to the front and rear with off road parking and integral garage.



**Lounge/Diner**

12' 10" x 22' 2" (3.91m x 6.75m)

Open planned, this cosy reception benefits from laminate flooring, radiator, modern decor, under stairs storage and French doors which open out to the rear garden.

**Kitchen**

6' 2" x 12' 4" (1.88m x 3.76m)

This delightful and modern kitchen offers a range of base and wall mounted units, integrated fridge freezer, plumbing for a dishwasher, sink with drainer, integral oven with hob and extractor above, vinyl flooring and uPVC window to the front elevation.

**Bedroom 1**

9' 6" x 12' 10" (2.89m x 3.91m)

Bedroom one briefly comprises of carpeted flooring, radiator, modern decor, en-suite and two uPVC windows to the front elevation.

**En-suite**

5' 11" x 5' 3" (1.80m x 1.60m)

Boasting a lovely three piece suite which comprises of shower cubical, WC, basin, vinyl flooring, extractor fan and towel rail radiator.

**Bedroom 2**

12' 5" x 12' 6" (3.78m x 3.81m)

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

**Bedroom 3**

8' 5" x 12' 10" (2.56m x 3.91m)

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

**Bathroom**

6' 8" x 9' 3" (2.03m x 2.82m)

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

**Externally**

Externally there are low maintenance gardens to the front and rear with off road parking and integral garage. The garage can be access from the rear garden and benefits from power, lighting and water with a sink and plumbing below for a washing machine.

**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)

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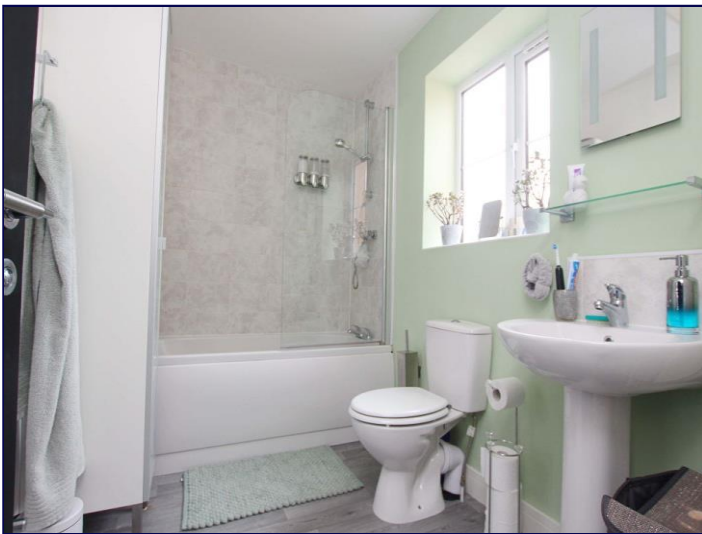
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We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

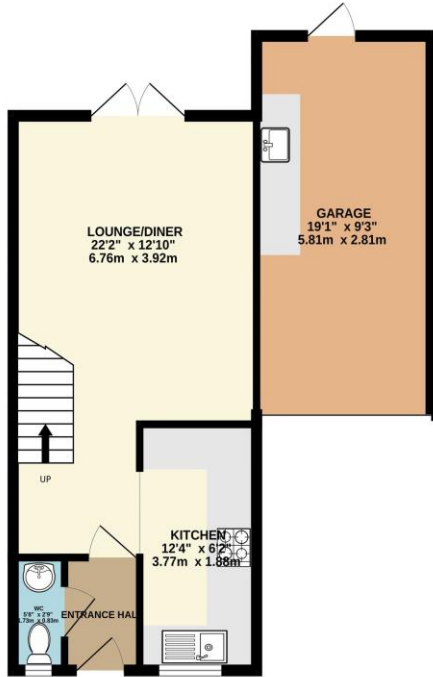
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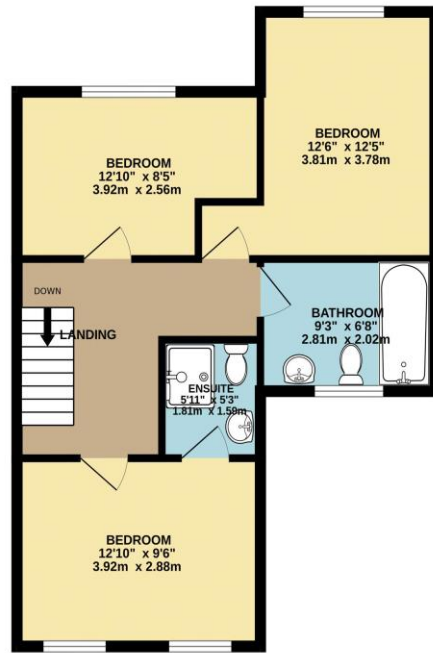
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GROUND FLOOR  
534 sq.ft. (49.7 sq.m.) approx.

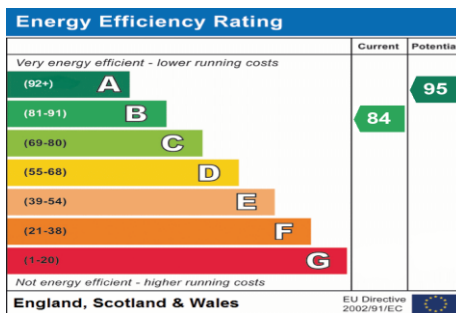


1ST FLOOR  
534 sq.ft. (49.7 sq.m.) approx.



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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