



Sonja Crest
Immingham
Immingham
DN40 2EG

£195,000

Coming to the market and being sold with **NO FORWARD CHAIN** is this three bed detached bungalow, which is situated in the heart of Immingham. The property is found within a quiet cut-de-sac and is perfectly positioned with the civic only a short stroll away. The home is also benefits from local bus routes, excellent road links and is only a short drive from Habrough Train Station. Internal viewing will reveal the entrance hallway, spacious lounge-diner, kitchen, three bedrooms, two being doubles and the shower room. Externally, there are generous size gardens to the front and rear, ample off road parking and a large detached garage.



Lounge/Diner

12' 11" x 21' 0" (3.93m x 6.40m)

This spacious reception room, which is found at the front of the property comprises of carpeted flooring, coving, two radiator's, neutral decor and two uPVC windows.

Kitchen

9' 6" x 10' 5" (2.89m x 3.17m)

Benefitting from a range cooker with gas hob and extractor above, base and wall mounted units, tiled walls, sink with drainer, uPVC window to the side elevation, tiled flooring and uPVC side door.

Bedroom 1

10' 5" x 11' 1" (3.17m x 3.38m)

Bedroom one briefly comprises of carpeted flooring, radiator, built in wardrobes and uPVC window to the rear elevation.

Bedroom 2

9' 1" x 10' 5" (2.77m x 3.17m)

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

Bedroom 3

7' 11" x 8' 11" (2.41m x 2.72m)

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

Shower room

5' 6" x 6' 1" (1.68m x 1.85m)

Benefitting from a shower cubical, WC, vanity basin, tiled flooring and walls, radiator and uPVC window to the side.

Externally

Externally, there are generous size gardens to the front and rear, ample off road parking and a large detached 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, 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

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.

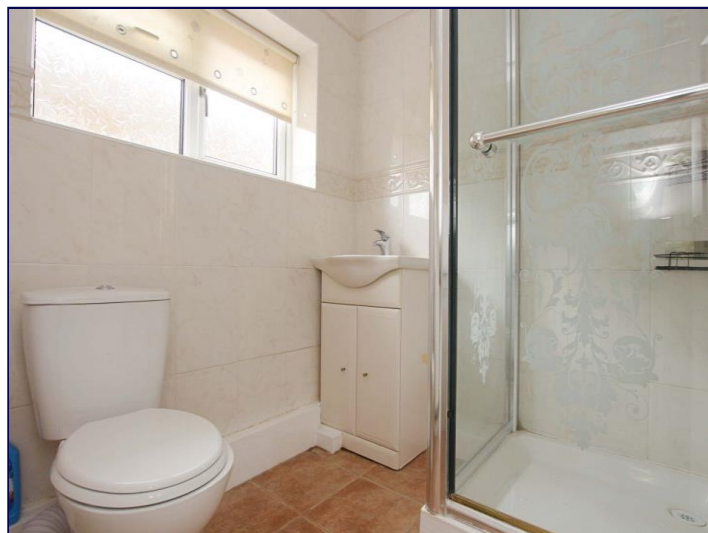
Property Management

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.

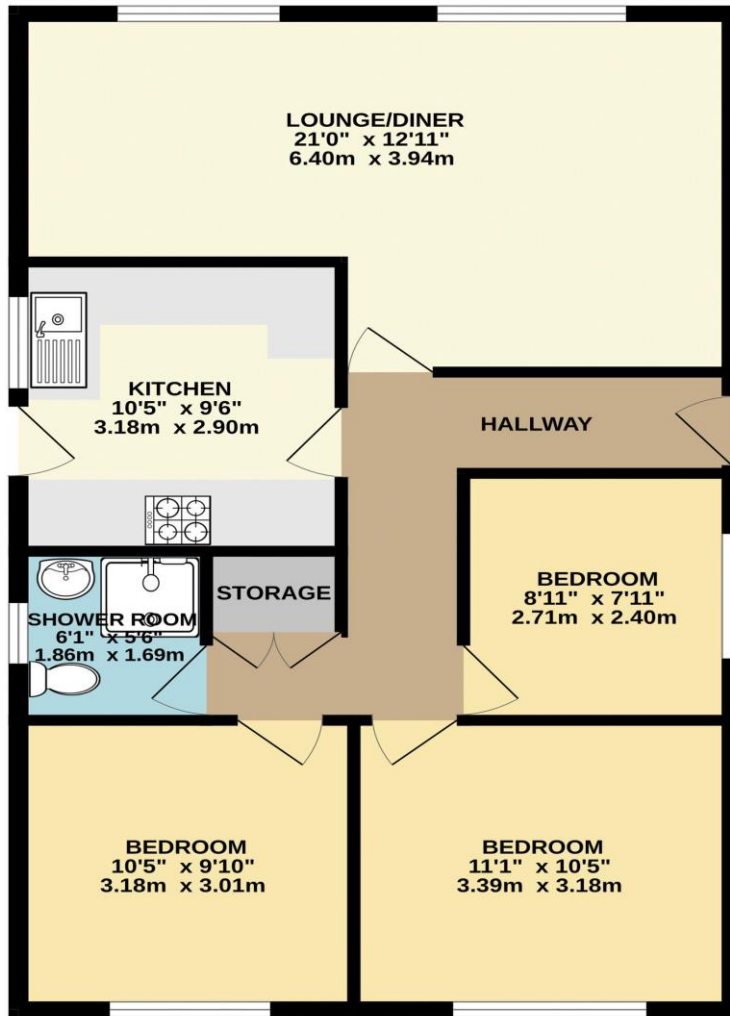
Mortgage and Financial Advice

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.

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
753 sq.ft. (70.0 sq.m.) approx.



TOTAL FLOOR AREA : 753 sq.ft. (70.0 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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