



262 Pelham Road  
Immingham  
DN40 1QE

Offers in the Region Of  
£195,000

Situated in the popular port town of Immingham is this turn key ready, three bed semi detached house which is immaculately presented inside and out. Oozing in kerb appeal and character, this beautiful home boasts spacious living throughout, gorgeous rear garden, perfect for relaxing in during the summer months and falls within walking distance to a range of local amenities. Ideally suited to first time buyers or families, this delightful home comprises of entrance hallway, WC, lounge, dining room and kitchen. To the first floor there are three bedrooms, two being doubles and a stunning shower room. Externally, this property occupies a good size plot with manicured gardens to the front and rear with driveway and garage providing ample off road parking. Viewings are highly recommended!



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

IMMINGHAM

01469 564294

SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER

Address : 21 Kennedy Way, Immingham, DN40 2AB  
Email : [immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)  
Website : [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)

#### OFFICE HOURS

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





### Lounge

11' 0" x 14' 2" (3.35m x 4.31m)

This stylish room boasts a gorgeous coal fire place which is the focal point of the room, laminate flooring, radiator, modern decor, coving and walk in bay window.

### Dining Room

9' 2" x 16' 1" (2.79m x 4.90m)

Open planned, this room boasts gas fire central to the room, built in storage, modern decor, laminate flooring, radiator and french doors which open out to the rear garden.

### Kitchen

7' 9" x 13' 11" (2.36m x 4.24m)

This stylish kitchen benefits from a range of base and wall mounted units, integral double oven, four ring gas hob, one and a half sink with drainer, laminate flooring, uPVC window to the side and uPVC door to the rear.

### Bedroom 1

11' 0" x 14' 2" (3.35m x 4.31m)

Bedroom one briefly comprises of large walk in bay window to the front, modern decor, carpeted flooring, radiator and coving to the ceiling.

### Bedroom 2

9' 2" x 12' 6" (2.79m x 3.81m)

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

### Bedroom 3

7' 9" x 8' 7" (2.36m x 2.61m)

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

### Shower-Room

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

This modern shower room benefits from a walk in shower with glass screen, WC, basin, tiled flooring and walls, LED lighting, towel rail radiator and uPVC window to the front elevation.

### Externally

To the front there is a well manicured garden, porch which adds to the properties kerb appeal and concrete driveway which leads to the garage. The rear garden is a great size and perfect for relaxing in or letting the kids run about. Made up of laid to lawn, summerhouse and two great size patio area's.



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### 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 B: 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

We offer a free valuation with no obligation, just call the relevant office, or visit [www.croftsestateagents.co.uk](http://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

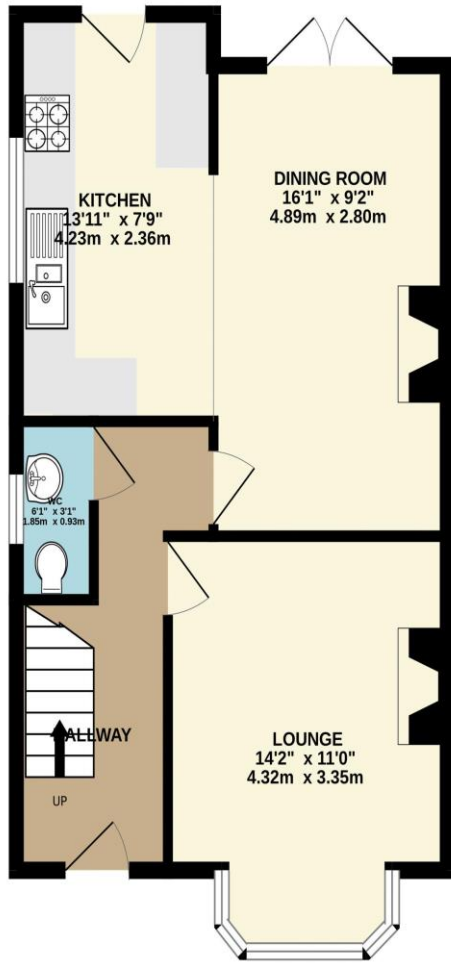
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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

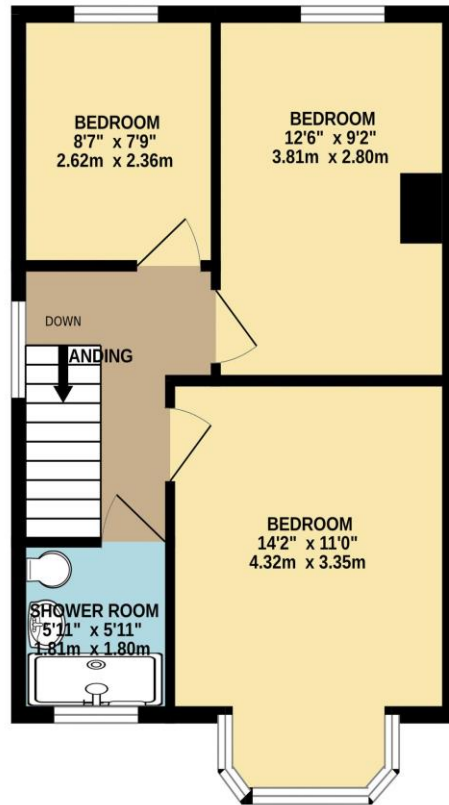




GROUND FLOOR  
483 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR  
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 901 sq.ft. (83.7 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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