



**7 Cowslip Court Healing
Grimsby
DN41 7JP**

**Offers in the Region Of
£265,000**

Tucked away in the corner of this quiet cul-de-sac, lies this beautiful three bed detached house, situated in the popular village of Healing. This ideal family home boasts great schools nearby for children of all ages, a range of local amenities found within the village, public transport and good road links with easy access to the A180. Internal viewing will reveal the entrance hallway, WC, lounge, dining room, kitchen and conservatory which benefits from an insulated roof. To the first floor there are three bedrooms, a modern family bathroom and en-suite to the master bedroom. Externally you will find well maintained gardens to the front and rear, off road parking and integral garage. Viewings are highly recommended!



CROFTS ESTATE AGENTS

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Email : immingham@croftsestateagents.co.uk
Website : www.croftsestateagents.co.uk

OFFICE HOURS

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



Lounge

12' 11" x 12' 11" (3.93m x 3.93m)

This modern, cosy reception room boasts modern decor, two radiators, gas fire, carpeted flooring and a large bay window.

Dining Room

8' 6" x 12' 3" (2.59m x 3.73m)

Adjacent to the lounge, this room benefits from carpeted flooring, radiator, coving and modern decor with feature wall.

Conservatory

8' 9" x 9' 6" (2.66m x 2.89m)

Located to the rear of this property is the third reception room. Benefitting from a fully insulated roof, helping to make this room fully useable all year round, radiator, uPVC windows all round and french doors which open out to the rear garden.

Kitchen

8' 5" x 12' 5" (2.56m x 3.78m)

This well proportioned kitchen enjoys the benefits of a range of base and wall mounted units, integral oven with induction hob and extractor above, radiator, plumbing for a washing machine and dryer, sink with drainer and uPVC window to the rear elevation.

Bedroom 1

11' 10" x 12' 11" (3.60m x 3.93m)

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

En-suite

7' 7" x 7' 10" (2.31m x 2.39m)

The en-suite, which is found in the master bedroom comprises of WC, vanity basin, shower cubical, airing cupboard, vinyl flooring, towel rail radiator and uPVC window to the front elevation.

Bedroom-2

8' 10" x 11' 9" (2.69m x 3.58m)

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

Bedroom 3

8' 9" x 8' 10" (2.66m x 2.69m)

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

Bathroom

5' 6" x 6' 2" (1.68m x 1.88m)

This modern family bathroom suite benefits from a bath with shower above, WC, basin, radiator and opaque uPVC window to the side elevation.

External

Occupying a corner plot at the bottom of a quiet cul-de-sac sits this well presented family home. To the front there is a paved driveway which leads to the side gate and integral garage. Generous size front garden with laid to lawn. The rear garden is a great size with laid to lawn and patio area ideal for al-fresco dining or relaxing on a warm summers day. Fencing around the perimeter provides a degree of privacy. The garage can also be access via the side door and benefits from up and over door, power and lighting.

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 D: 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.

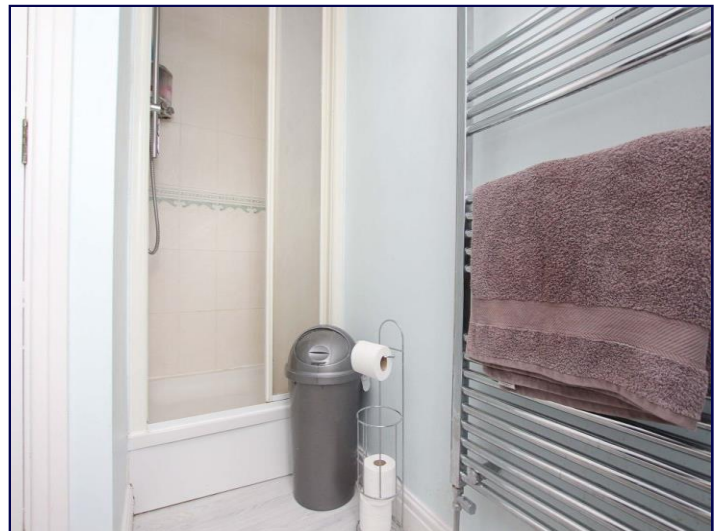
Property Management

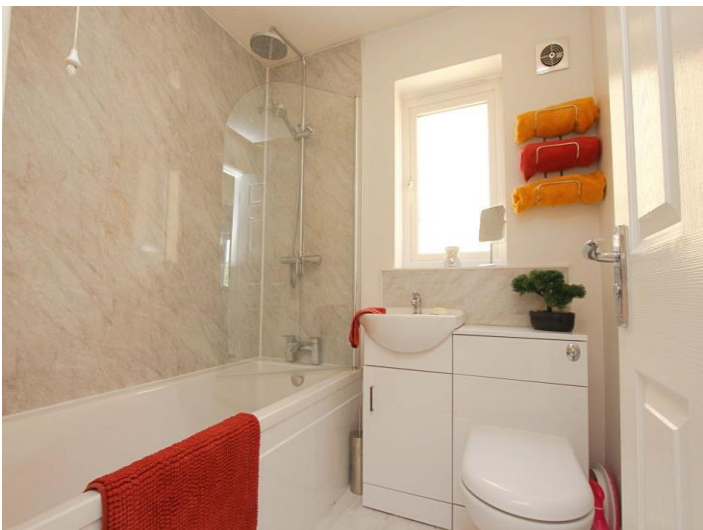
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

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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.

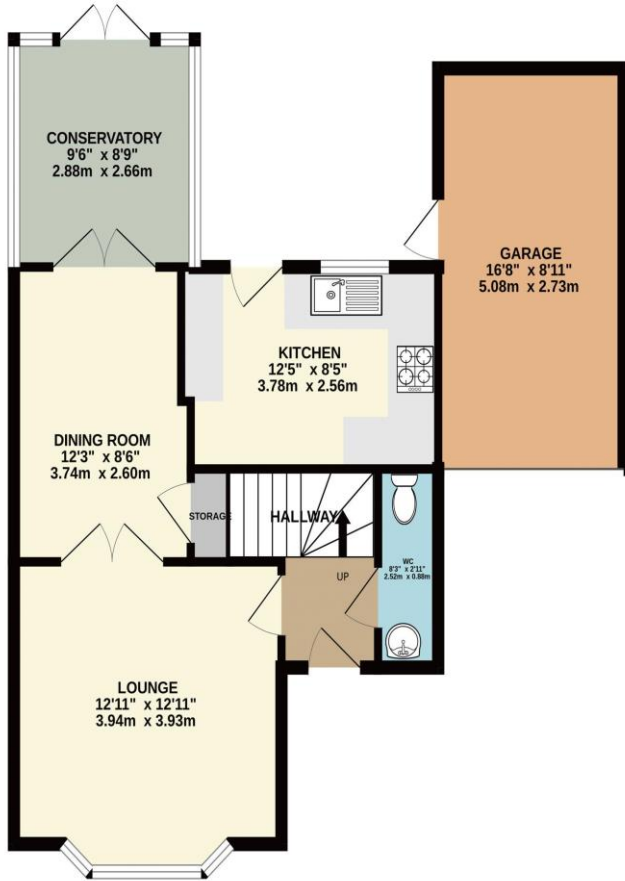
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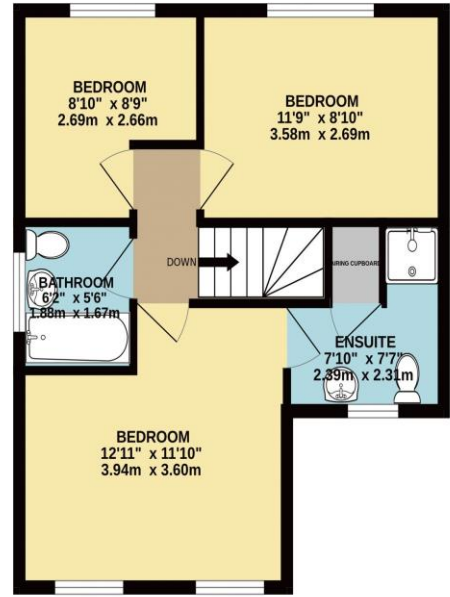




GROUND FLOOR
675 sq.ft. (62.7 sq.m.) approx.



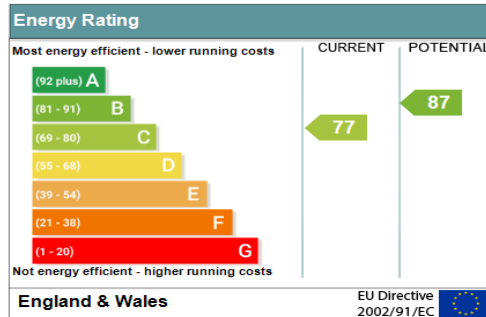
1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 1111 sq.ft. (103.2 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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Address: 7 Cowslip Court, Healing, GRIMSBY, DN41 7JP
RRN:



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