



## Spruce Lane

Ulceby  
DN39 6UH

Offers in the Region Of  
£136,950

Coming to the market is this deceptively spacious three bed mid terrace house, which is situated within the popular village of Ulceby. Being sold with NO FORWARD CHAIN, this home offers plenty of potential to transform and modernise and really put your mark on it. This property is located within a short drive of Grimsby and Immingham and benefits from a range of local amenities, good primary school and easy access to the A180. Internal viewing will reveal the entrance hallway, lounge, kitchen-diner, utility and WC. Heading to the first floor you will find three bedrooms, all being generous sizes and the shower room. Externally there is a large garden to the rear, with ample off road parking to the front.





**Lounge**

10' 6" x 16' 8" (3.20m x 5.08m)

**Kitchen**

10' 6" x 16' 8" (3.20m x 5.08m)

**Bedroom 1**

11' 8" x 14' 3" (3.55m x 4.34m)

**Bedroom 2**

9' 4" x 14' 3" (2.84m x 4.34m)

**Bedroom 3**

6' 4" x 11' 6" (1.93m x 3.50m)

**Shower Room**

7' 10" x 8' 1" (2.39m x 2.46m)

**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)

**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.

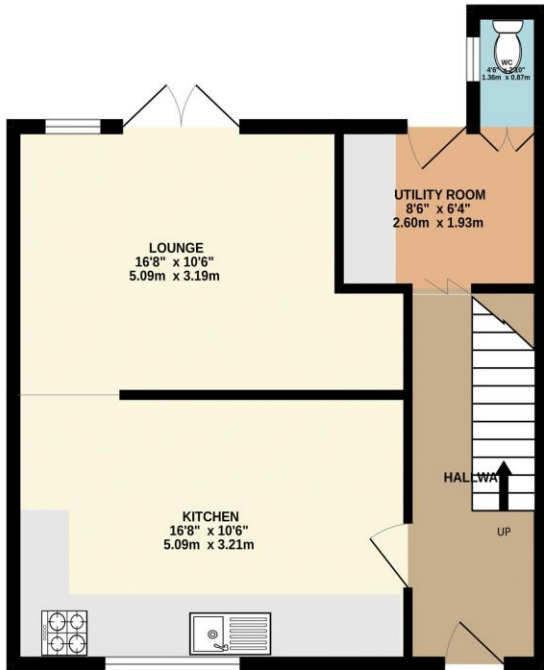
**Mortgage and Financial Advice**

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.

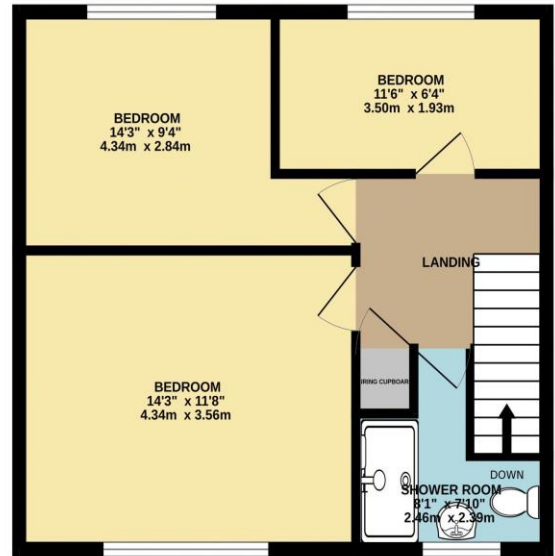
*STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.*



GROUND FLOOR  
482 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR  
469 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 950 sq.ft. (88.3 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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