



Greenbank Station Road  
East Halton  
Immingham  
DN40 3PU

Offers in the Region Of  
£249,950

Located in the popular village of East Halton is this stunning two bedroom detached bungalow, which is a must see! Positioned in a private and quiet part of the village, this property boasts solar panels to the roof of which generate low cost electricity, water softener, manicured gardens and excellent road links with easy access to the A180. Nearby and only a short drive away is the town of immingham where you will find a wide range of local amenities. Internal viewing of this superb property is essential in order to truly appreciate all that it has to offer and doing soon will reveal the porch, entrance hallway, lounge, kitchen-diner, utility, WC, two double bedrooms and a four piece bathroom suite. Outside there is a driveway providing ample off road parking which leads to the integral garage. Both the front and rear gardens are beautifully presented gardens and have been maintained to the highest standard.

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

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### Lounge

11' 11" x 19' 0" (3.63m x 5.79m)

This spacious living room boasts modern decor, bamboo solid flooring, radiator and dual aspect uPVC windows.

### Kitchen

12' 1" x 14' 5" (3.68m x 4.39m)

This modern kitchen-diner benefits from base and wall mounted units, bamboo solid flooring, one and a half sink with drainer, LED lighting, 5 ring induction hob with extractor above and uPVC window to the rear elevation. There is also a range of integrated appliances including microwave and grill, steam oven, fridge and dishwasher.

### Bedroom 1

20' 2" x 11' 11" (6.14m x 3.63m)

Briefly comprising of carpeted flooring, radiator, modern decor, coving and uPVC window to the rear elevation.

### Bedroom 2

11' 10" x 12' 1" (3.60m x 3.68m)

Briefly comprising of carpeted flooring, radiator, modern decor, coving and uPVC window to the front elevation.

### Bathroom

7' 7" x 8' 9" (2.31m x 2.66m)

Benefitting from bath with chrome taps, shower cubical, WC, basin, tiled flooring, LED lighting and uPVC window to the rear elevation.

### Externally

To the front there is a paved driveway providing ample off road parking, which leads to the integral garage. There is also a well maintained lawn with flower bed boarder, brick wall and iron gates. Heading down the side of the property leads to the beautifully manicured and large rear garden which offers laid to lawn, well stocked flower bed boarder, Egyptian sandstone patio and fencing around the perimeter

**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 C: 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.

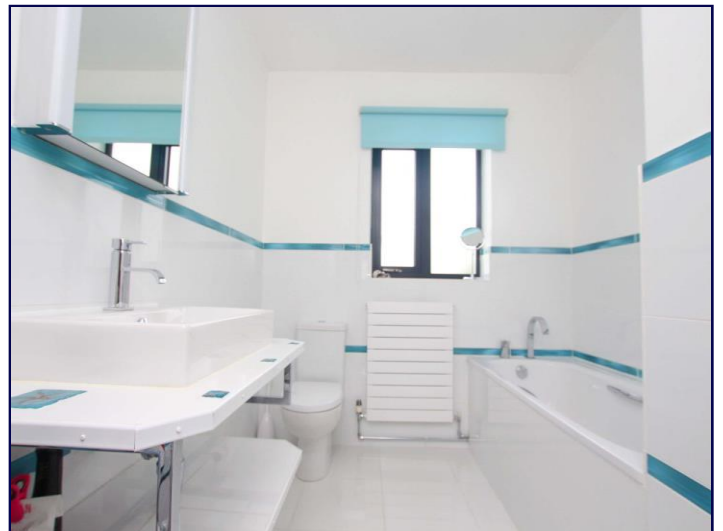
**Property Management**

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.

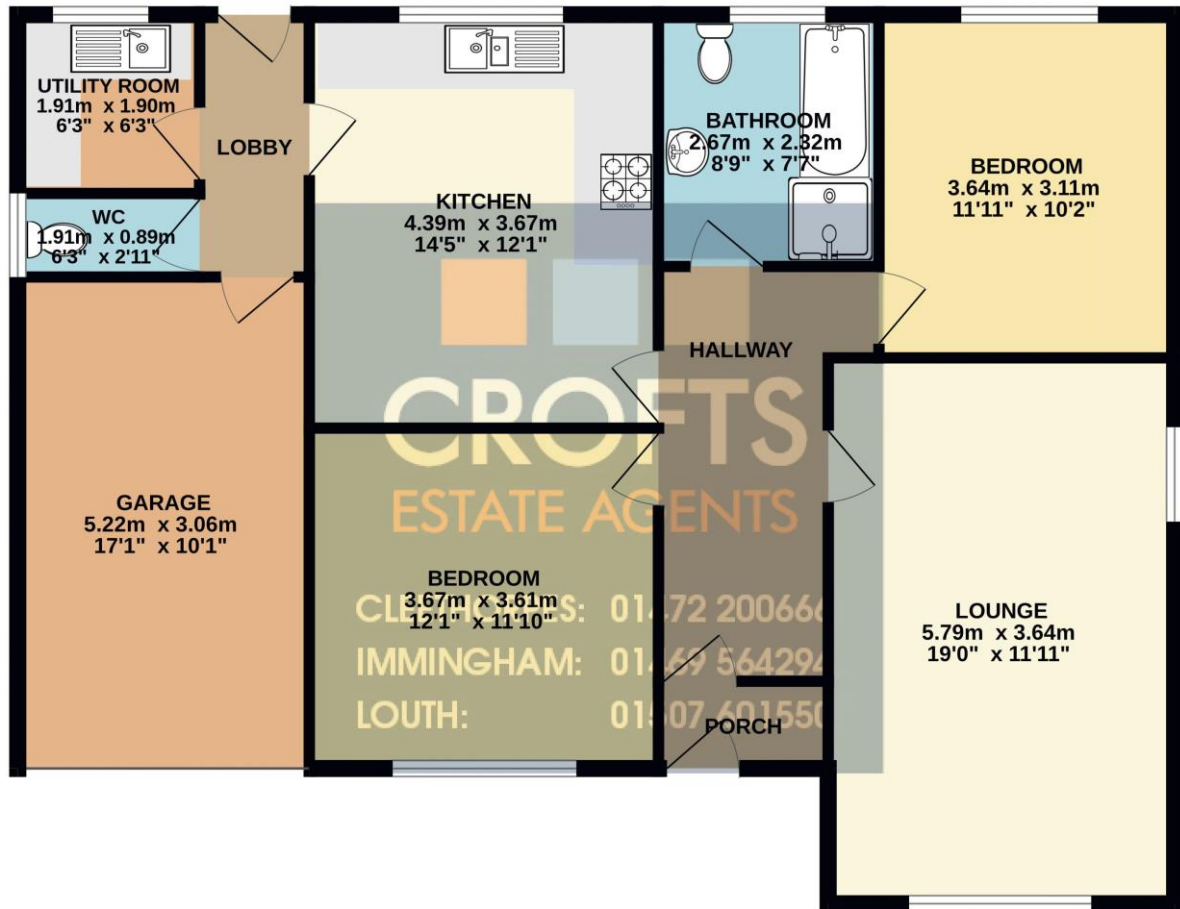
**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**







GROUND FLOOR  
102.5 sq.m. (1104 sq.ft.) approx.



TOTAL FLOOR AREA: 102.5 sq.m. (1104 sq.ft.) 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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