



## 2 Fields End Ulceby Ulceby DN39 6UT

Offers in the Region Of  
£245,000

Located in this quiet cul-de-sac in the ever popular village of Ulceby is this stylish four bed detached house. With viewings highly recommended, this versatile property offers spacious living throughout and creates an ideal family home with plenty of room to grow. Located just north of Immingham, this property offers easy access into the town centre and is also only a short drive away from the A180, Humber Bridge and Habrough Train Station. The village itself is also well equipped with post office, convenience store, takeaways, primary school and pub. Heading inside this lovely home will reveal the entrance hallway, lounge, dining room/fifth bedroom, kitchen and WC. To the first floor there are four excellent size bedrooms, family bathroom and ensuite to the master bedroom. Externally you will find low maintenance gardens to the front and rear, paved driveway creating off road parking and integral garage.

### OFFICE HOURS



# CROFTS ESTATE AGENTS

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IMMINGHAM

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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' 1" x 16' 11" (3.38m x 5.15m)

This spacious room boasts carpeted flooring, neutral decor, coving, double doors which lead through to the dining room and large uPVC window to the front

### Dining room / Bedroom

9' 5" x 10' 2" (2.87m x 3.10m)

Benefitting from carpeted flooring, double doors which lead into the lounge, radiator and uPVC French doors which open out to the rear garden.

### Kitchen

13' 1" x 16' 8" (3.98m x 5.08m)

Well presented, this spacious kitchen offers a base and wall mounted units, integral double oven, 5 ring electric hob, sink with drainer, plumbing for a washing machine, vinyl flooring, uPVC rear door and dual aspect uPVC windows.

### Bedroom 1

11' 2" x 14' 0" (3.40m x 4.26m)

Bedroom one briefly comprises of carpeted flooring, radiator, built in wardrobes, en-suite and uPVC window to the front elevation.

### En-suite

5' 6" x 6' 6" (1.68m x 1.98m)

Benefitting from a shower cubical, WC, basin, vinyl flooring, radiator, part tiled walls and uPVC window to the front elevation.

### Bedroom 2

10' 4" x 13' 1" (3.15m x 3.98m)

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

### Bedroom-3

8' 6" x 13' 1" (2.59m x 3.98m)

Bedroom three briefly comprises of carpeted flooring, radiator and velux window.

### Bedroom 4

12' 6" x 14' 0" (3.81m x 4.26m)

Bedroom four, which is also a really good size, comprises of carpeted flooring, radiator and uPVC window to the front elevation.

### Bathroom

7' 3" x 8' 4" (2.21m x 2.54m)

Benefitting from a p shaped bath with shower above and glass screen, WC, basin, vinyl flooring, radiator, part tiled walls and uPVC window to the rear elevation.

## Externally

Externally you will find low maintenance gardens to the front and rear, paved driveway creating off road parking and integral 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 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](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.

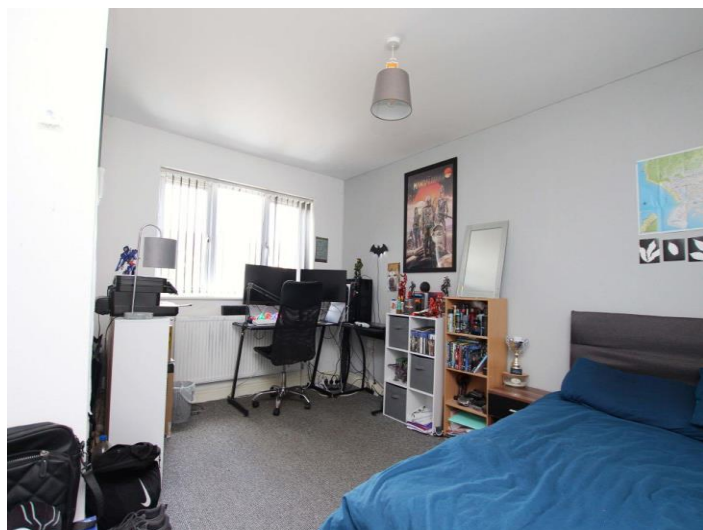
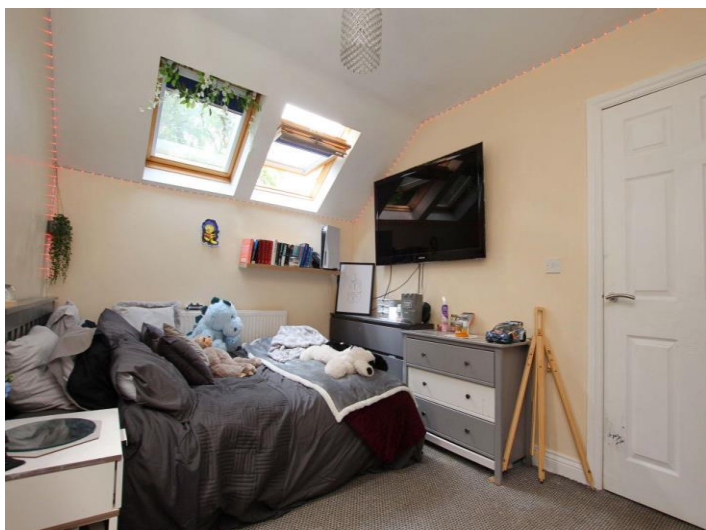
### Property Management

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

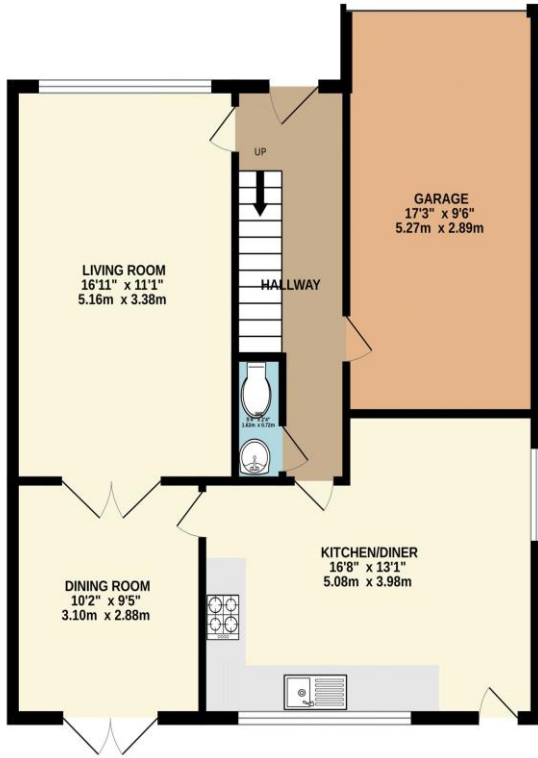
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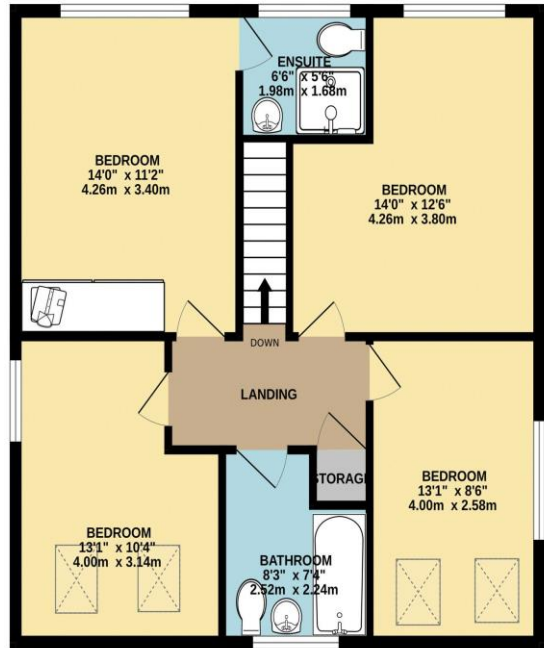




GROUND FLOOR  
739 sq.ft. (68.6 sq.m.) approx.

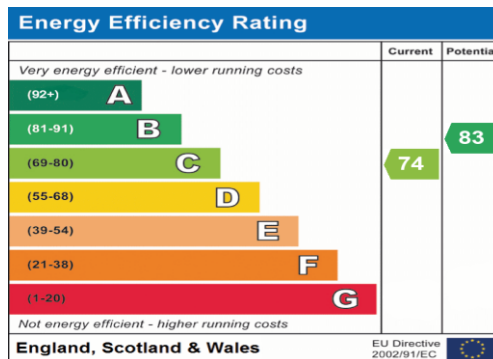


1ST FLOOR  
708 sq.ft. (65.7 sq.m.) approx.



TOTAL FLOOR AREA: 1446 sq.ft. (134.4 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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