



15a Lancaster Green
Hemswell Cliff
Corringham
DN21 5TQ

£306,000

Welcome to Briarwood, an exquisite three bedroom detached family home, found within a private and exclusive residential area in the quaint village of Hemswell Cliff. The property is in a prime location falling within an excellent school catchment and fantastic road links with easy access the M180, Humber Bridge, Immingham and Grimsby. Heading inside this delightful property will reveal the large and welcoming hallway, WC, spacious lounge, dining room, kitchen, conservatory and utility. To the first floor there are three good size bedrooms with family shower room and en-suite to the master bedroom. Outside you're greeted with an inviting front garden with laid to lawn, concrete driveway providing ample off road parking and porch. The south facing rear garden is beautifully maintained, again offering laid to lawn, well stocked flower beds and a patio area ideal for entertaining.



CROFTS ESTATE AGENTS

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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

10' 7" x 19' 1" (3.22m x 5.81m)

This spacious living room enjoys views out to the manicured rear garden with access through the French doors, bay window to the front, modern decor, radiator, coving and carpeted flooring.

Dining Room

8' 7" x 10' 5" (2.61m x 3.17m)

Found adjacent to the kitchen, this well presented dining room benefits from carpeted flooring, radiator and modern decor. The room provides access to the conservatory, as well as the lounge.

Conservatory

10' 6" x 12' 8" (3.20m x 3.86m)

Located to the rear with views out to the delightful south facing garden is the spacious conservatory. Benefitting from tiled flooring, French doors, insulated room and power and lighting.

Kitchen

7' 6" x 11' 8" (2.28m x 3.55m)

Benefitting from both base and wall mounted units with plumbing for a dishwasher, gas supply for a freestanding oven and sink with draining board. There is also a utility adjacent, tiled flooring, tiled splash back, radiator and uPVC window to the rear elevation.

Utility room

5' 6" x 8' 5" (1.68m x 2.56m)

Bedroom 1

10' 3" x 12' 8" (3.12m x 3.86m)

Bedroom one briefly comprises of carpeted flooring, en-suite, coving, radiator and uPVC window to the rear elevation.

En-suite

5' 4" x 7' 6" (1.62m x 2.28m)

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

Bedroom 2

9' 7" x 10' 7" (2.92m x 3.22m)

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

Bedroom 3

8' 5" x 10' 7" (2.56m x 3.22m)

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

Bathroom

5' 10" x 6' 2" (1.78m x 1.88m)

Benefitting from a large shower with WC, basin, tiled flooring, tiled walls, LED lighting, towel rail radiator and uPVC window to the rear elevation.

Externally

Outside you're greeted with an inviting front garden with laid to lawn, concrete driveway providing ample off road parking and porch. The south facing rear garden is beautifully maintained, again offering laid to lawn, well stocked flower beds and a patio area ideal for entertaining.

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

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.

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.

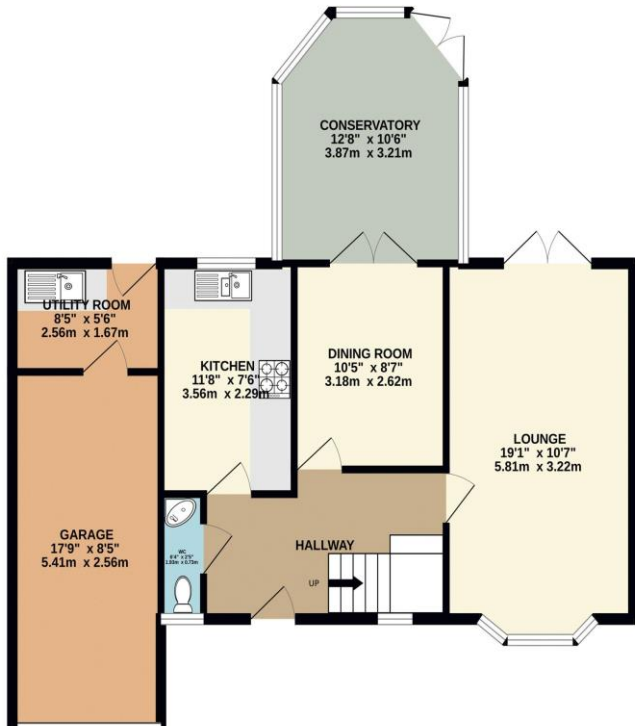
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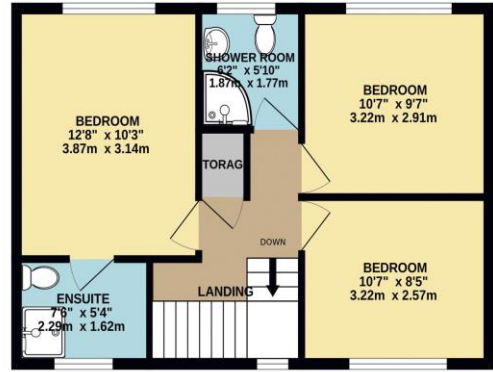




GROUND FLOOR
804 sq.ft. (74.7 sq.m.) approx.



1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 1283 sq.ft. (119.2 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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