

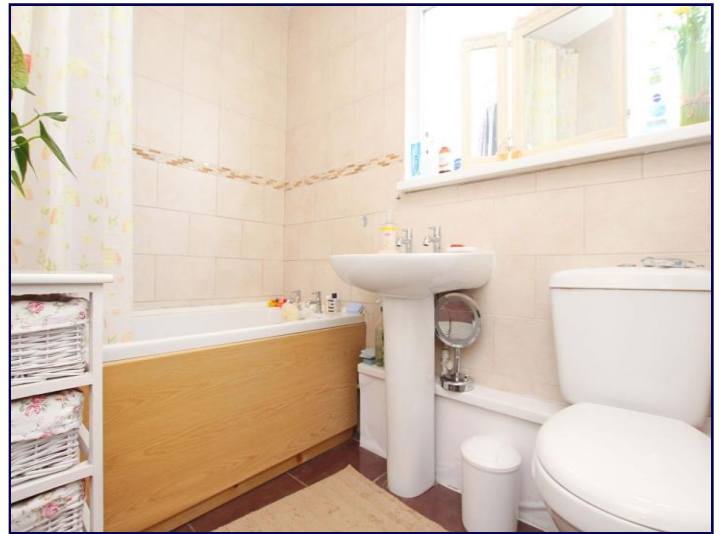


Leyden Close  
Immingham  
Immingham  
DN40 2BL

Offers in the Region Of  
£145,000

Being sold with NO FOWARD CHAIN is this extended three bed semi detached family home, situated in the ever popular town of Immingham. Well presented throughout, this property sits within a lovely quiet cul-de-sac which is only a short stroll away from the town centre. Nearby there is also public transport with Habrough Train Station only a short drive away, excellent road links with easy access to the A180 and good schools for children of all ages. Internal viewing is a must and doing so will reveal the entrance hallway, spacious lounge, extended kitchen, dining room, conservatory and third bedroom. To the first floor there are two double bedrooms and the family bathroom suite. Outside you will find generous and easy to maintain gardens, along with ample off road parking and garage.





### Lounge

12' 4" x 18' 0" (3.76m x 5.48m)

This spacious living room provides the ideal space to relax after a long day. Benefitting from modern decor, radiator, laminate flooring and bay window.

### Kitchen

11' 3" x 16' 2" (3.43m x 4.92m)

This extended kitchen boasts a range of base and wall mounted units, one and a half sink with drainer, gas supply for a freestanding oven with extractor above and plumbing for a washing machine. There is also vinyl flooring, radiator, tiled splashback and uPVC window to the rear.

### Dining Room

7' 2" x 9' 11" (2.18m x 3.02m)

Extended to the rear, this dining room benefits from laminate flooring, radiator, neutral decor and coving.

### Conservatory

8' 8" x 9' 5" (2.64m x 2.87m)

### Bedroom 1

8' 10" x 15' 2" (2.69m x 4.62m)

Bedroom one briefly comprises of laminate flooring, radiator, modern decor, and uPVC window to the rear elevation

### Bedroom 2

9' 11" x 10' 0" (3.02m x 3.05m)

Bedroom two briefly comprise of laminate flooring, radiator, neutral decor, storage cupboard and uPVC window to the front elevation.

### Bedroom 3

Bedroom three, which is found on the ground floor comprises of carpeted flooring, radiator, modern decor and uPVC window to the front elevation.

### Bathroom

5' 2" x 6' 8" (1.57m x 2.03m)

Benefitting from a bath with shower above, WC, basin, radiator, vinyl flooring and uPVC window to the rear elevation.

### Externally

Outside you will find generous and easy to maintain gardens, along with ample off road parking and 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, 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](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.

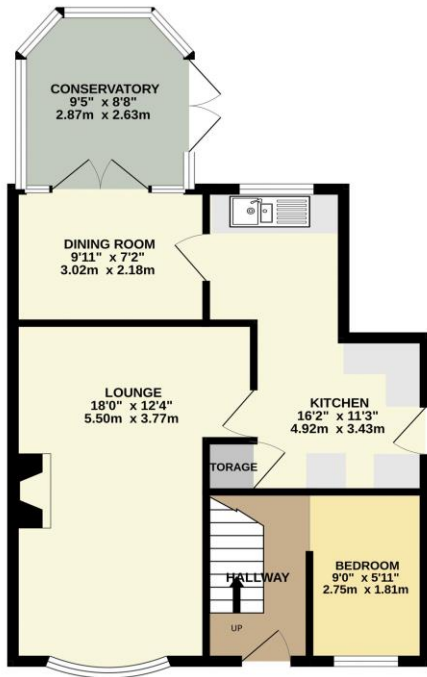
**Mortgage and Financial Advice**

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.

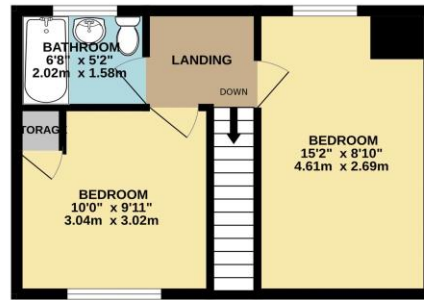
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GROUND FLOOR  
573 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR  
314 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 887 sq.ft. (82.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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