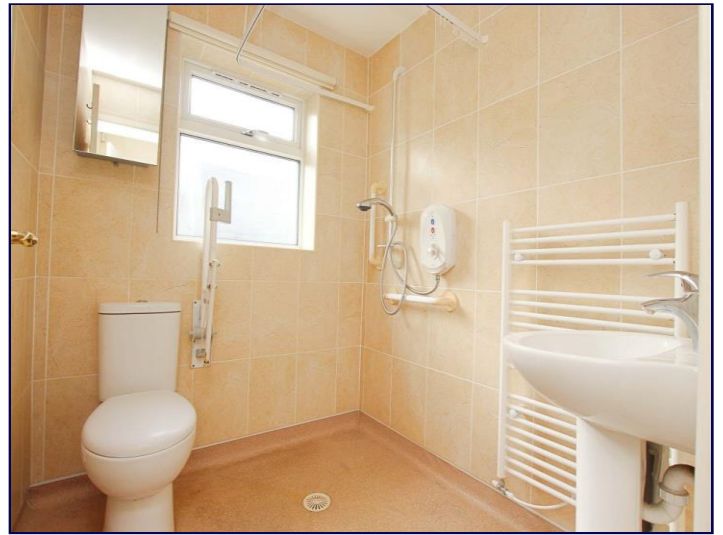




Church Lane  
North Killingholme  
Immingham  
DN40 3JJ

Offers Over £199,950

Welcome to Little Foxes, a delightful three bed detached bungalow, found within the village of North Killingholme. The property is well positioned on Church Lane, this property offers so much potential and is certainly one you do not want to miss out on. Nearby and only a short drive away is the towns of Immingham and Grimsby where you will find a range of amenities. There is also easy access to Humberside Airport, Habrough Train Station and the A180. Heading into the accommodation will reveal the entrance hallway, spacious lounge, kitchen-diner, three bedrooms, en-suite and family bathroom. Externally there are low maintenance gardens to the front and rear, ample off road parking and single garage with power and lighting.



### Lounge

13' 1" x 17' 2" (3.98m x 5.23m)

Found at the rear of the property is this spacious lounge, which benefits from a log burner, neutral decor, carpeted flooring, French doors which open out to the rear garden and uPVC window to the side elevation, allowing plenty of natural daylight to enter.

### Kitchen

9' 7" x 17' 1" (2.92m x 5.20m)

This spacious kitchen-diner boasts a range of solid base and wall mounted units with roll top countertops to compliment. There is a range cooker with 5 ring hob and extractor above, LED lighting, one and a half sink with drainer, radiator and uPVC door to the side.

### Conservatory

6' 10" x 14' 11" (2.08m x 4.54m)

### Bedroom 1

11' 1" x 18' 2" (3.38m x 5.53m)

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

### En-suite

5' 4" x 5' 10" (1.62m x 1.78m)

Briefly comprising of wet room shower, WC, basin, tiled walls, radiator and uPVC window to the side elevation.

### Bedroom 2

10' 0" x 11' 1" (3.05m x 3.38m)

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

### Bedroom 3

7' 6" x 11' 1" (2.28m x 3.38m)

Bedroom three briefly comprises of carpeted flooring, radiator, neutral decor and uPVC window to the side elevation.

### Bathroom

5' 6" x 11' 1" (1.68m x 3.38m)

Benefitting from a walk in bath, WC, basin, towel rail radiator, airing cupboard, majority tiled walls and uPVC window to the side elevation.

### Externally

Externally there are low maintenance gardens to the front and rear, ample off road parking and single garage with power and lighting.



**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 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.

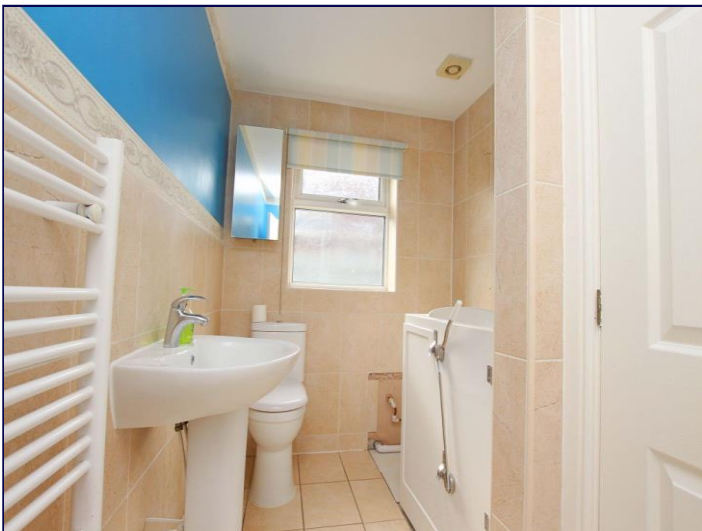
**Property Management**

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.

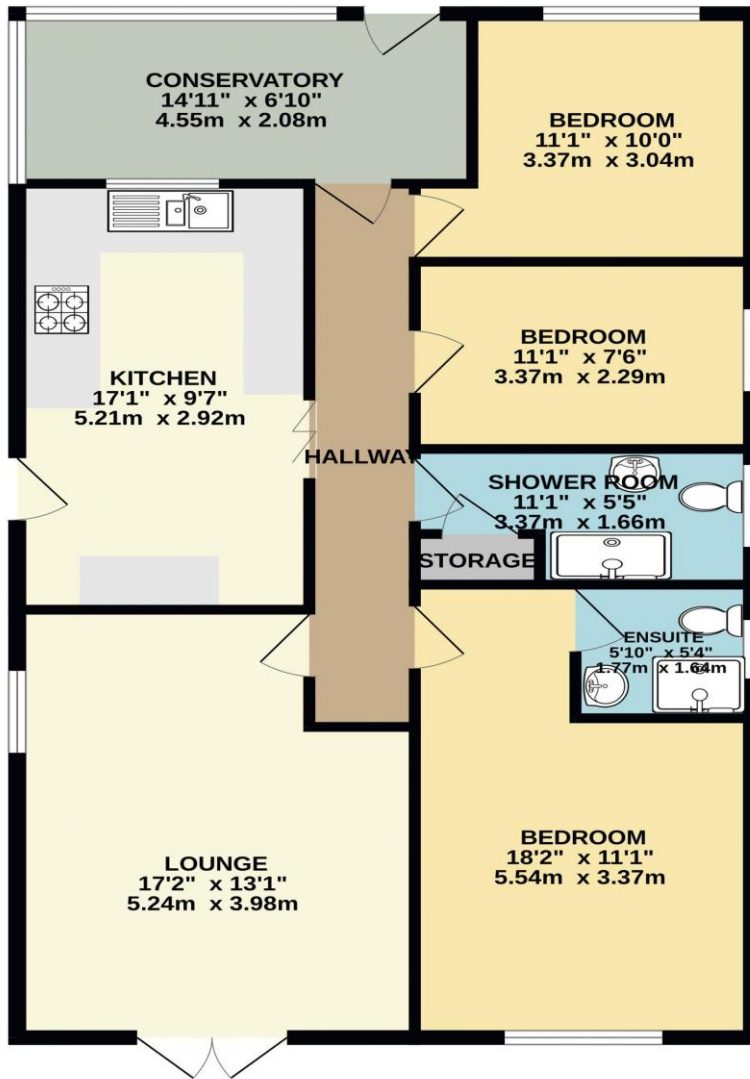
**Mortgage and Financial Advice**

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  
992 sq.ft. (92.2 sq.m.) approx.



TOTAL FLOOR AREA : 992 sq.ft. (92.2 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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