



4 Off Rookery Road
Healing
DN41 7PT

£160,000

Nestled away in the heart of the popular village of Healing is this gorgeous three bedroom cottage, which is well positioned with easy access to Grimsby, Immingham and the A180. The village itself offers a small selection of amenities including Healing Manor hotel and the Pig and Whistle Restaurant within walking. There is also excellent schools for children of all ages. Ideally suited to a first time buyer, this delightful property comprises of lounge, dining room, conservatory, kitchen and third bedrooms/study. Heading to the first floor there are two good size bedrooms and the modern three piece bathroom suite.



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OFFICE HOURS

Mon to Fri 9am to 5.30pm (Tuesday opening 9.30am)
Saturday 9am to 3pm
Sunday Closed



Lounge

11' 6" x 12' 10" (3.50m x 3.91m)

This delightful living area provides as cosy spot to relax after a long day. The room comprises of a traditional coal fire, carpeted flooring, radiator and French doors which open out to the rear garden.

Kitchen

6' 4" x 14' 1" (1.93m x 4.29m)

Benefitting from both base and wall mounted units, freestanding oven with extractor above, sink with drainer and tiled flooring. There is also plumbing for a washing machine and modern decor with bare brick feature wall.

Dining Room

7' 2" x 14' 1" (2.18m x 4.29m)

Open planned, this room benefits from modern decor with bare brick feature wall, laminate flooring, radiator and uPVC door which gives access to the front garden.

Conservatory

10' 2" x 10' 5" (3.10m x 3.17m)

Benefitting from carpeted flooring, radiator, power and lighting and French doors which open out to the front garden.

Bedroom 1

8' 5" x 14' 1" (2.56m x 4.29m)

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

Bedroom 2

8' 6" x 9' 10" (2.59m x 2.99m)

Bedroom two briefly comprises of carpeted flooring, built in storage, radiator and uPVC window to the rear elevation.

Bedroom-3

6' 6" x 11' 6" (1.98m x 3.50m)

Located on the ground floor, this bedroom or office comprises of carpeted flooring, two velux windows, radiator, modern decor and uPVC window to the side.

Bathroom

5' 7" x 6' 9" (1.70m x 2.06m)

Recently upgraded, this modern bathroom comprises of p shaped bath with shower above, WC, vanity basin, tiled flooring and uPVC window to the front elevation.

Exterior

This deceiving plot provides a good size front garden made up of laid to lawn, space for a shed and a concrete footpath leading to the front door. The rear garden is a great size, benefitting from a patio area ideal for BBQ's or outdoor entertaining and a long well maintained garden with laid to lawn and a variety of shrubs and plants and tree's throughout.



Immingham 01469 564294

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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 : To confirm council tax banding for this property please view the website- www.voa.gov.uk/cti

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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.

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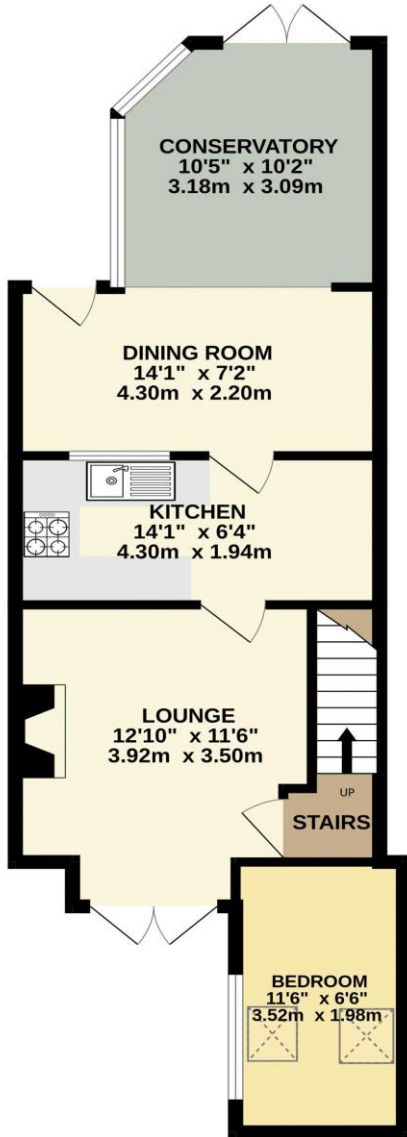
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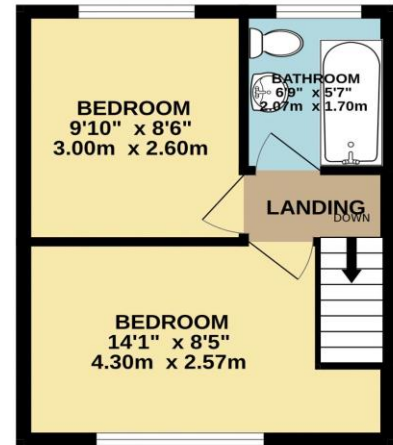




GROUND FLOOR
529 sq.ft. (49.1 sq.m.) approx.



1ST FLOOR
258 sq.ft. (24.0 sq.m.) approx.



TOTAL FLOOR AREA: 787 sq.ft. (73.1 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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