



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

IMMINGHAM

01469 564294

SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



**1 Stansfield Gardens
Immingham
DN40 2RH**

**Offers in the Region Of
£390,000**

Nestled within an exclusive and private development in the heart of Immingham is this gorgeous three/four bed detached bungalow, which is being sold with **NO FORWARD CHAIN**. Occupying a fantastic size plot with established gardens, this bungalow boasts a double garage with ample off road parking, range of local amenities, including schools for children of all ages within walking distance and falls within a short drive to the A180, Grimsby and Habrough Train Station. Carefully designed by the current owner, this delightful bungalow will reveal the inviting entrance hallway, spacious lounge, kitchen-diner, sitting room, three bedrooms, study and study which could also be used as the fourth bedroom. There is also an large four piece bathroom suite and en-suite to the master bedroom. Externally there is ample off road parking with detached double garage, modern outside lighting and well established gardens with a range of shrubs, bushes and gorgeous monkey puzzle tree to the side. The rear garden, which is south facing with patio area, laid to lawn and pergola. This superb detached bungalow has so much to offer, with viewings highly recommended.

Address : 21 Kennedy Way, Immingham, DN40 2AB
Email : immingham@croftsestateagents.co.uk
Website : www.croftsestateagents.co.uk

OFFICE HOURS

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



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Lounge

16' 1" x 16' 1" (4.90m x 4.90m)

Found at the side of the property, this spacious living room provides a modern and calm setting to relax after a long day. Benefitting from carpeted flooring, radiator, modern gas fire, uPVC window to the side and bay window to the front.

Kitchen-diner

19' 2" x 19' 9" (5.84m x 6.02m)

Open planned, the kitchen diner presents itself as a great entertainment space. The kitchen boasts a range of base and wall mounted units, integral oven, hob with extractor above and integral fridge and dishwasher. There is also vinyl flooring to the kitchen with carpet to the sitting/dining area, one and a half sink with drainer, LED lighting and uPVC window to the rear elevation.

Bedroom 1

12' 2" x 15' 10" (3.71m x 4.82m)

This spacious master bedroom comprises of carpeted flooring, dressing area, en-suite, radiator, fitted wardrobes and dual aspect uPVC windows.

En-suite

5' 9" x 9' 3" (1.75m x 2.82m)

Benefitting from a corner shower cubical, WC, vanity basin, carpeted flooring, extractor fan and uPVC window to the side elevation.

Bedroom 2

8' 9" x 10' 5" (2.66m x 3.17m)

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

Bedroom 3

8' 4" x 9' 1" (2.54m x 2.77m)

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

Bedroom-4/Study

7' 6" x 10' 11" (2.28m x 3.32m)

Currently occupied as a study, this versatile room could also be used as a fourth bedroom. The room comprises of carpeted flooring, radiator, built in storage and uPVC window to the front elevation.

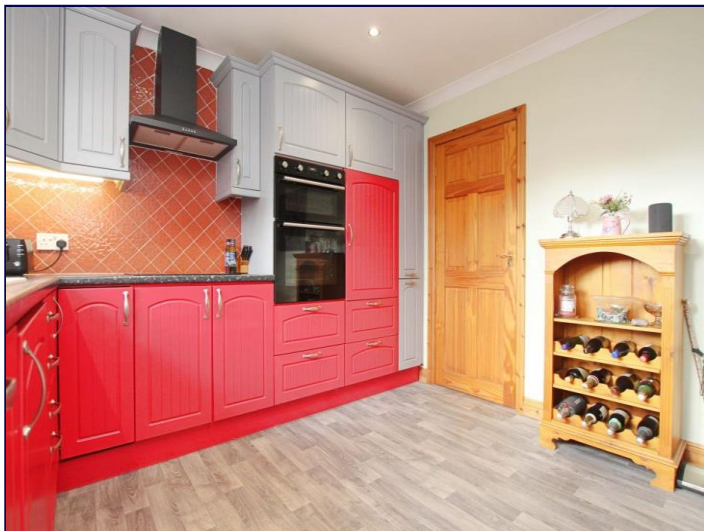
Bathroom

10' 4" x 12' 2" (3.15m x 3.71m)

This large four piece bathroom suite comprises of bath, corner shower cubical, WC, vanity basin, extractor, part tiled walls, LED lighting and uPVC window to the rear elevation.

Externally

Externally there is ample off road parking with detached double garage, modern outside lighting and well established gardens with a range of shrubs, bushes and gorgeous monkey puzzle tree to the side. The rear garden, which is south facing with patio area, laid to lawn and pergola. This superb detached bungalow has so much to offer, with viewings highly recommended. There is also outside sockets, 8 x 6ft shed, outside tap and CCTV and security lights.



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 E: 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

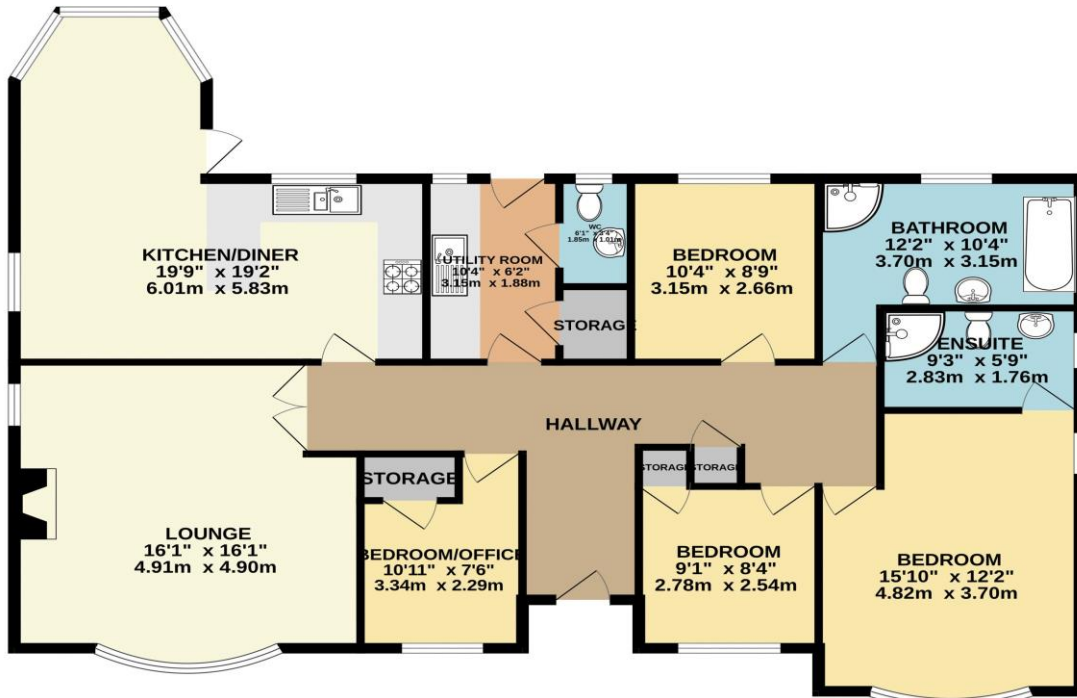
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

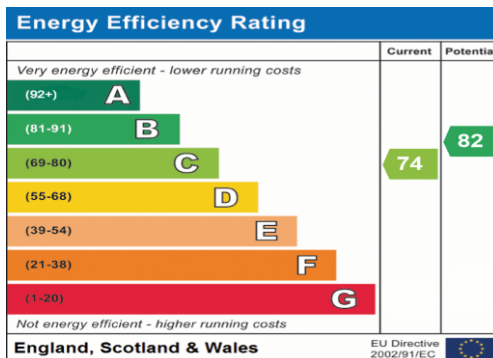




GROUND FLOOR
1403 sq.ft. (130.3 sq.m.) approx.



TOTAL FLOOR AREA: 1403 sq.ft. (130.3 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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