



8 Gravel Pit Lane
Kirmington
Ulceby
DN39 6YX

Offers in the Region Of
£255,000

Being sold with NO FORWARD CHAIN, is this spacious three bed detached house, situated in the delightful village of Kirmington. Requiring a full refurb throughout, this property offers so much potential, with scope to further develop (STS and potential planning), creating the ideal project home to put your mark on. Tucked away in the heart of the village, the property occupies a fantastic plot boasting a large rear garden, excellent road links with easy access to the A180 and Humberside Airport and is only a short drive from Immingham. The village offers a selection of amenities, primary school and falls within the Caistor Grammar catchment. Internal viewing will reveal the porch, entrance hallway, lounge, dining room, kitchen and WC. Heading to the first floor you will find three bedrooms, two being doubles and the family bathroom. Externally there is a generous size garden with off road parking and integral garage to the rear, along with a huge rear garden, which provides the next owner with plenty of potential.

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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PASSIONATE ABOUT PROPERTY

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

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Lounge

12' 0" x 15' 4" (3.65m x 4.67m)

Dining Room

9' 4" x 11' 1" (2.84m x 3.38m)

Kitchen

11' 1" x 12' 11" (3.38m x 3.93m)

Bedroom 1

11' 2" x 15' 10" (3.40m x 4.82m)

Bedroom 2

10' 7" x 11' 2" (3.22m x 3.40m)

Bedroom 3

6' 5" x 11' 4" (1.95m x 3.45m)

Bathroom

6' 11" x 8' 4" (2.11m x 2.54m)

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 D: 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.

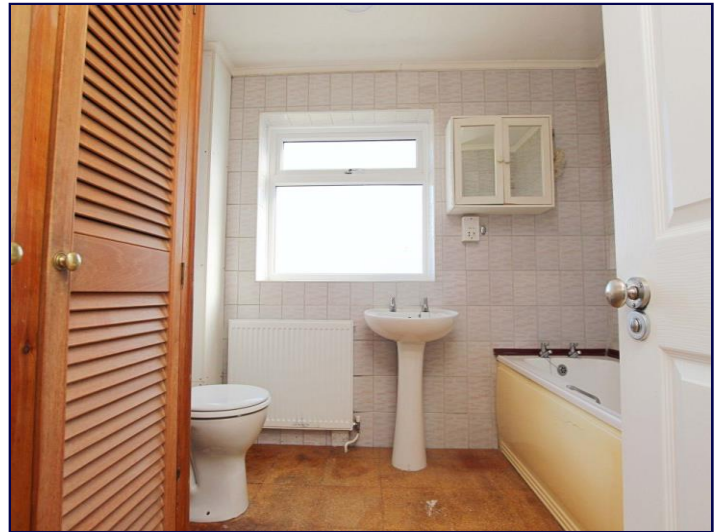
Property Management

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.

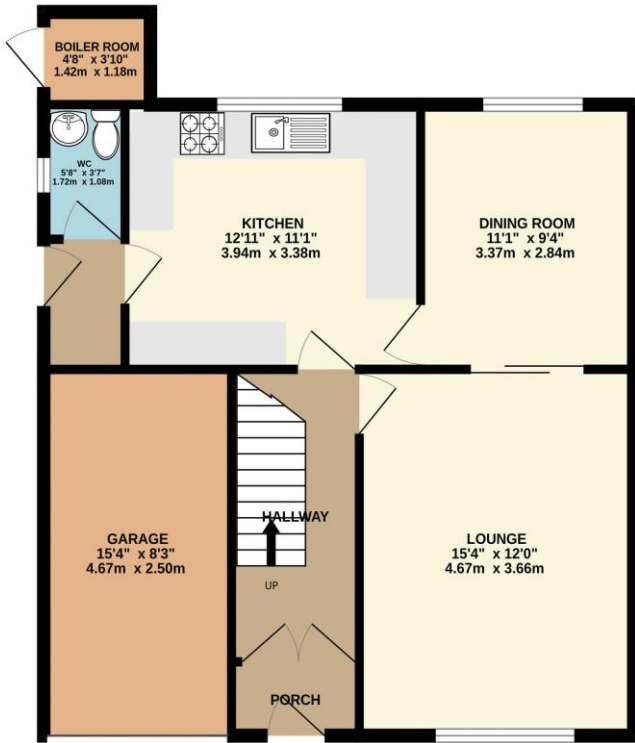
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



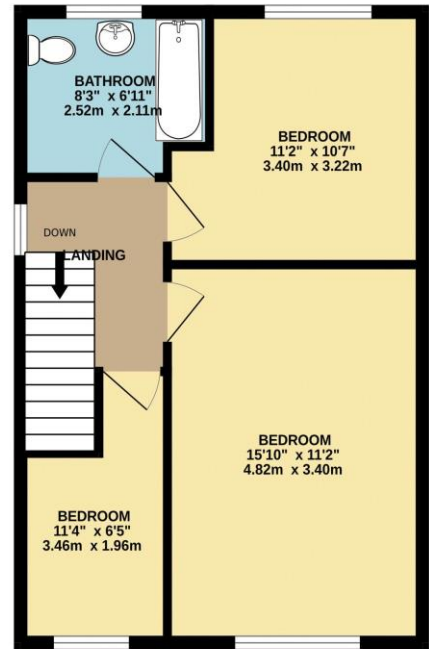




GROUND FLOOR
699 sq.ft. (64.9 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 1162 sq.ft. (108.0 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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