



CROFTS ESTATE AGENTS

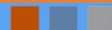
PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

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



CROFTS
ESTATE AGENTS



Steeping Drive

Immingham
DN40 2DS

Offers in the Region Of
£145,000

Crofts Estate Agents are pleased to offer for sale this spacious detached property which is located within the popular port town of Immingham. Ideally suited to a first time buyer or younger family, this property also benefits from modern decor throughout, a wide range of local amenities within walking distance and excellent road links, for those who commute. Internal viewing will reveal a spacious lounge, kitchen-diner and WC. Heading to the first floor, there are three bedrooms, two being doubles and the family bathroom suite. Outside there is a driveway providing ample off road parking, garage and gardens to front and rear. The property also benefits from uPVC double glazing and gas central heating and comes with viewings advised

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Lounge

15' 5" x 11' 7" (4.71m x 3.54m)

The lounge has a window to the front elevation, coving to the ceiling, a radiator and carpeted floor.

Kitchen/Diner

10' 8" x 14' 11" (3.25m x 4.55m)

The kitchen-diner has a window to the side, French doors to the rear elevation, coving to the ceiling, a radiator and laminate flooring. There is also a range of fitted units to base and eye level with a sink and drainer, complimentary tiling and plumbing for a washing machine. There is also a storage area under the stairs.

First Floor Landing

The first floor landing has a window to the side elevation, access to the loft, coving to the ceiling, a carpeted floor and storage cupboard.

Bedroom One

12' 10" x 8' 8" (3.92m x 2.63m)

Bedroom one has a window to the front elevation, a radiator and laminate floor.

Bedroom Two

11' 5" x 8' 8" (3.48m x 2.63m)

Bedroom two has a window to the rear elevation, a radiator and laminate flooring.

Bedroom Three

9' 9" x 6' 0" (2.98m x 1.83m)

Bedroom three has a window to the front elevation, a radiator and laminate flooring. There is also a built in cupboard with the boiler in.

Bathroom

6' 6" x 6' 0" (1.99m x 1.82m)

The bathroom has an opaque window to the rear elevation, coving to the ceiling, a radiator, vinyl flooring and partially tiled walls. There is also a WC, basin and P shaped bath with glass screen over.

Garage

The garage has an up and over door, window and door to the side and light and power.

Outside

There is a long driveway providing off road parking for multiple vehicles. Both the front and rear garden are low maintenance with a small lawn in the rear garden.

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

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 for 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

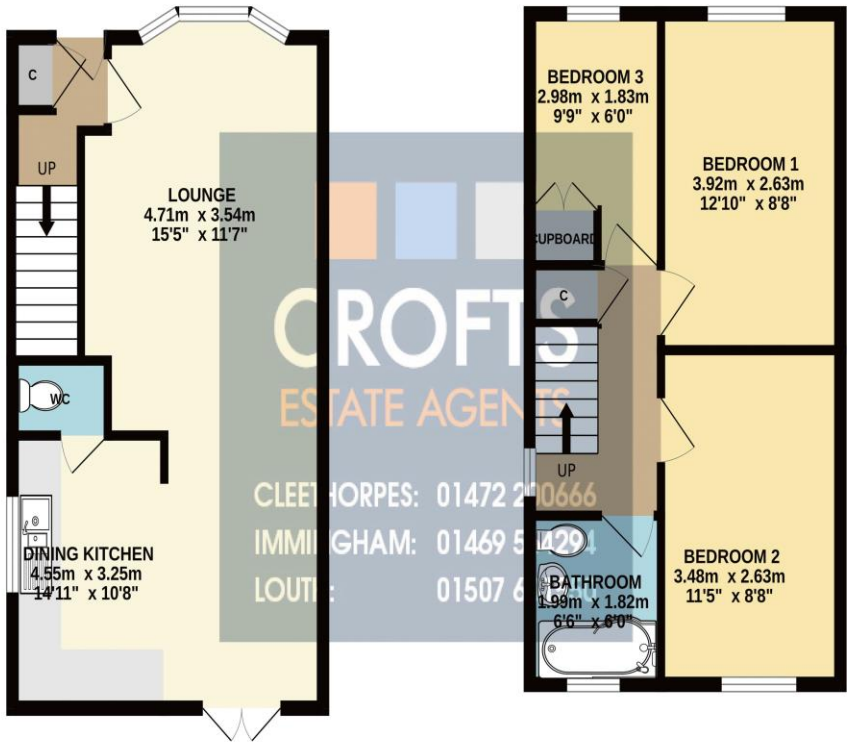
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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



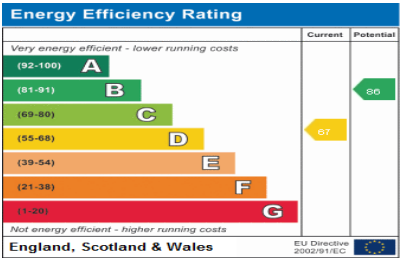
GROUND FLOOR
35.9 sq.m. (386 sq.ft.) approx.

1ST FLOOR
35.4 sq.m. (381 sq.ft.) approx.



TOTAL FLOOR AREA: 71.3 sq.m. (767 sq.ft.) 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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