



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

IMMINGHAM

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


CROFTS
ESTATE AGENTS



**28 Station Road Habrough
Habrough
DN40 3AU**

**Offers in the Region Of
£264,500**

Being sold with NO FORWARD CHAIN and found in the beautiful village of Habrough is this extended three bed detached bungalow. The village offers excellent road links with easy access to the A180, Immingham and Humberside Airport, with the added convenience of Habrough Train Station within walking distance. Heading into the property will reveal the entrance hallway, spacious lounge, sitting room, dining room, kitchen, two double bedrooms and the family bathroom suite. To the first floor there is an additional bedroom/office and eaves storage. Outside there is matured gardens to the front and rear, detached garage and in and out driveway which provides ample off road parking.

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

OFFICE HOURS

Mon to Fri
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3pm
Closed



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Lounge

10' 10" x 16' 1" (3.30m x 4.90m)

This spacious living room benefits from carpeted flooring, coving, radiator and dual aspect uPVC windows with bay to the front.

Dining Room

7' 8" x 15' 10" (2.34m x 4.82m)

Located to the side of the property and accessed from the kitchen is this excellent size dining room which comprises of carpeted flooring, radiator, neutral decor and uPVC window to the front.

Sitting Room

9' 2" x 14' 11" (2.79m x 4.54m)

Extended to the rear, this versatile space benefits from carpeted flooring, dual aspect sliding doors, radiator and uPVC door to the side.

Kitchen

9' 1" x 14' 0" (2.77m x 4.26m)

Benefitting from a range of base and wall mounted units with freestanding oven, one and a half sink with drainer, plumbing for a washing machine and dishwasher and uPVC window to the rear.

Bedroom 1

9' 1" x 11' 10" (2.77m x 3.60m)

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



Bedroom 2

8' 4" x 11' 1" (2.54m x 3.38m)

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

Bedroom-3

12' 1" x 13' 0" (3.68m x 3.96m)

Located on the first floor, this bedroom or office comprises of carpeted flooring, radiator, built in wardrobes and uPVC window to the rear.

Bathroom

7' 7" x 7' 7" (2.31m x 2.31m)

Located on the ground floor is this rather large bathroom suite, which benefits from a shower cubical, bath, WC, vanity basin and two uPVC windows to the rear elevation.

Externally

Outside there is matured gardens to the front and rear, detached garage and in and out driveway which provides ample off road parking.

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 C: 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

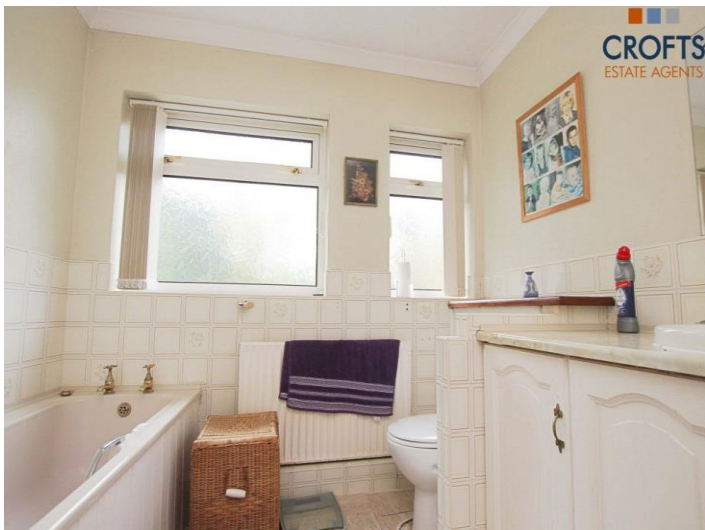
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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

Tenure

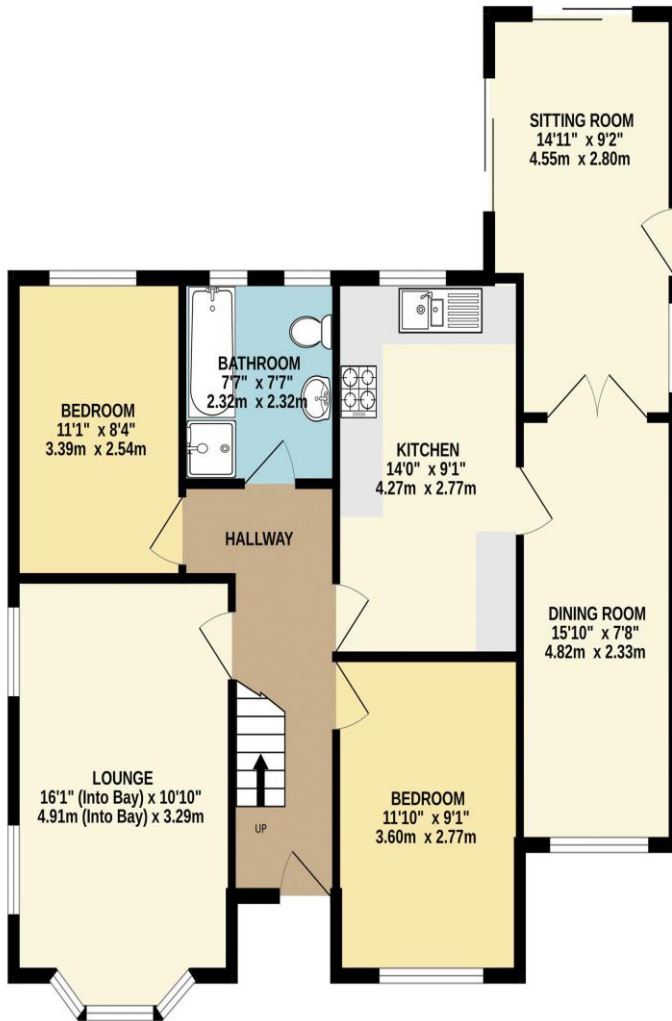


OFFICE HOURS

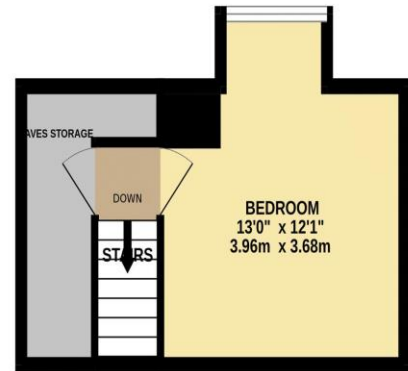




GROUND FLOOR
890 sq.ft. (82.7 sq.m.) approx.



1ST FLOOR
204 sq.ft. (18.9 sq.m.) approx.



TOTAL FLOOR AREA : 1094 sq.ft. (101.6 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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