



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



**CROFTS**  
ESTATE AGENTS



34 Hawthorn Close  
Wootton  
Ulceby  
DN39 6RB

Offers in the Region Of  
£280,000

Located on the corner of Hawthorn close is this deceptively spacious two bed detached bungalow, nestled in the quiet village of Wootton. Stylishly presented throughout, the property, which occupies an excellent size corner plot, boasts easy access to nearby villages and towns, with the A180 only a short drive away, fully insulated garden room and solar panels which generate low cost electricity. Internal viewing is a must and doing so will reveal the entrance hallway, spacious lounge, kitchen, conservatory, two double bedrooms and the family bathroom suite. Externally, there is ample off road parking with garage and a private rear garden which is a great size. Additionally the property also benefits from a side extension to the garage which is currently used as a home gym and an excellent size garden room.

Address : 21 Kennedy Way, Immingham, DN40 2AB  
Email : [immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)  
Website : [www.croftsestateagents.co.uk](http://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

11' 6" x 16' 11" (3.50m x 5.15m)

Found at the rear of the property is this spacious living room which boasts laminate flooring, modern decor with feature wall, LED lighting, radiator and uPVC window to the side. You can also access the conservatory via this room.

### Kitchen

10' 7" x 11' 0" (3.22m x 3.35m)

This stylish, fully fitted kitchen boasts a range of base and wall mounted units, range cooker with extractor above, Belfast sink, breakfast bar area, tiled effect laminate flooring and uPVC window to the front elevation.

### Conservatory

6' 11" x 14' 10" (2.11m x 4.52m)

Benefitting from laminate flooring, power and uPVC door to the side.

### Bedroom 1

11' 5" x 11' 6" (3.48m x 3.50m)

Bedroom one briefly comprises of laminate flooring, radiator, fitted wardrobes, modern decor and uPVC window to the rear elevation.

### Bedroom 2

8' 6" x 10' 7" (2.59m x 3.22m)

Bedroom two briefly comprises of modern decor with feature wall, laminate flooring, radiator and uPVC window to the front elevation.

### Bathroom

6' 3" x 6' 9" (1.90m x 2.06m)

This modern bathroom suite benefits from a bath with shower above, WC, vanity basin with bowl shaped sink, tiled flooring and walls, and uPVC window to the front elevation.

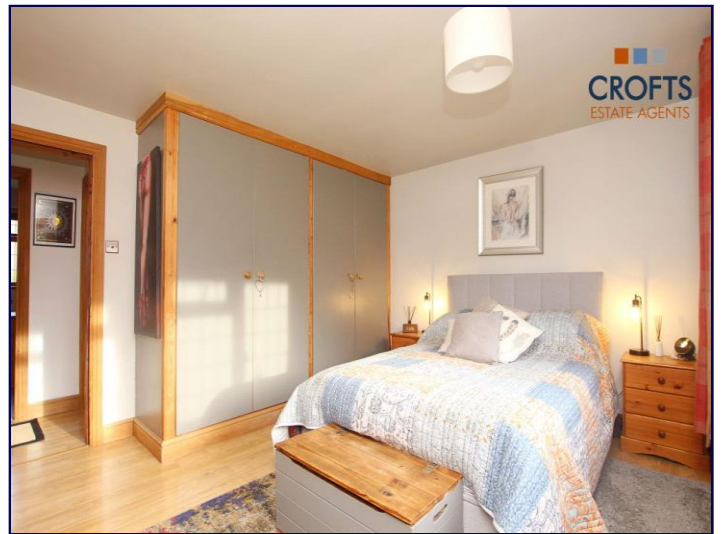
### Externally

Tucked away in the corner of Hawthorne close is this spacious two bedroom bungalow which boasts ample off road parking with artificial lawn to the front. The detached garage which has power and lighting provides and excellent storage space with extension to the side which is occupied as a home gym. The private rear garden is a great size offering a mixture of laid to lawn with patio area ideal for al-fresco dining. There is also the added benefit of a spacious fully insulated garden room.

### Garden Room

17' 5" x 21' 10" (5.30m x 6.65m)

Installed 3 years ago is this spacious and fully insulated garden room, which offers a great, versatile space. The room benefits from LED lighting, uPVC windows, cedar cladding to the front and sides, laminate flooring and bi-fold doors to the front.



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 B: To confirm council tax banding for this property please view the website- [www.voa.gov.uk/cti](http://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](http://www.croftsestateagents.co.uk) seven days a week to arrange your free valuation.

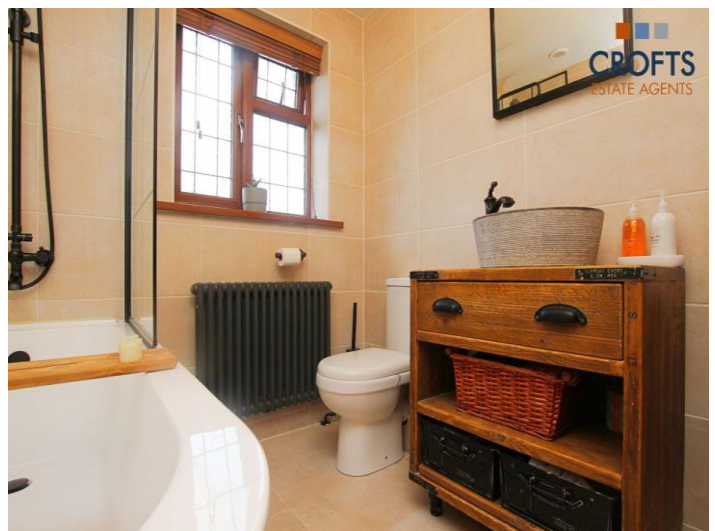
### Property Management

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

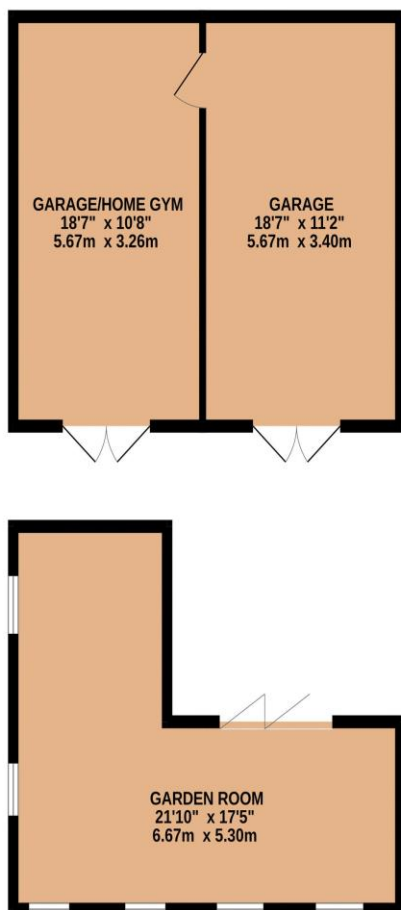
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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

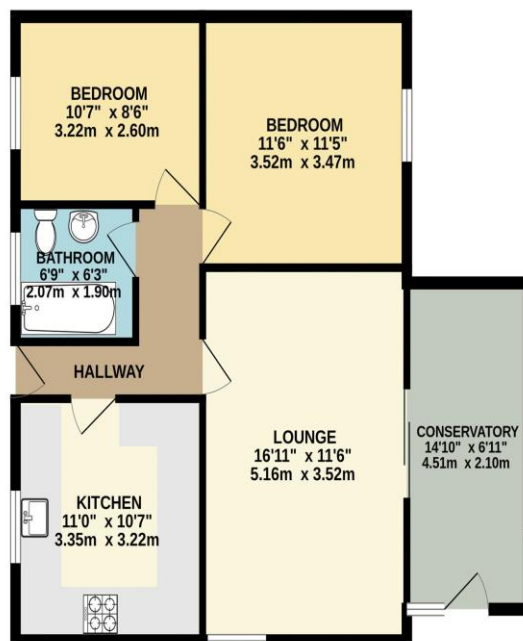




BASEMENT  
670 sq.ft. (62.2 sq.m.) approx.



GROUND FLOOR  
728 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA: 1397 sq.ft. (129.8 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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