



CROFTS ESTATE AGENTS

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



CROFTS
ESTATE AGENTS



6 Healing Road
Stallingborough
Grimsby
DN41 8AD

Offers in the Region Of
£395,000

Coming to the market is this superbly presented three bed detached bungalow, found within a private and sought after part of the Stallingborough village. This unique home, which has been meticulously designed and finished to a very high standard offers the next owners a chance to acquire a turn key property that can be enjoyed immediately. The property also boasts matching LVT flooring across the majority of the ground floor and underfloor heating to the downstairs with gas central heating upstairs. Heading inside this truly stunning home will reveal a warm and inviting entrance hallway, spacious open plan kitchen-diner-living space, utility, WC and master bedroom with bay window and large en-suite. To the first floor there is a further two excellent size bedrooms, both of which come with en-suites. Occupying a generous size plot with ample off road parking, integral double garage and well manicured gardens to the front and rear. Please note - The property is not connected to mains sewers, waste is collected by a private Klargestester on site.

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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Entrance Hallway

Elegantly presented, this inviting entrance hallway sets the tone for the rest of the property with LVT flooring with underfloor heating, neutral decor, composite door and two velux windows to the landing.

Open plan kitchen-diner-living room

25' 11" x 34' 2" (7.89m x 10.41m)

This gorgeous open plan kitchen-diner-living area boasts LVT flooring with underfloor heating, bi-fold doors and tri-aspect uPVC windows. The kitchen is stunning, offering a range of base and wall mounted shaker units, granite worktops, integral dishwasher, oven and hob with extractor above and one and a half sink with drainer.

WC

5' 5" x 5' 6" (1.65m x 1.68m)

Benefiting from WC, vanity basin, LVT flooring with underfloor heating and uPVC window to the side elevation.

Utility

8' 7" x 11' 10" (2.61m x 3.60m)

Accessed from either the hallway or kitchen is this large utility area with additional cupboards and worktops to match the kitchen, sink with drainer and plumbing for a washing machine. There is also LVT flooring with underfloor heating, door leading into the garage and uPVC window to the side elevation.

Bedroom 1

13' 10" x 15' 4" (4.21m x 4.67m)

Bedroom one, which is found on the ground floor benefits from carpeted flooring, underfloor heating, bay window to the front, modern decor and en-suite.

En-suite

8' 6" x 12' 8" (2.59m x 3.86m)

This spacious en-suite, which is located on the ground floor, boasts a stunning four piece suite comprising of bath, separate walk in shower, WC, vanity basin and bidet. There is also LED lighting, underfloor heating and uPVC window to the side elevation.

Bedroom-Two

12' 8" x 17' 0" (3.86m x 5.18m)

Bedroom two briefly comprises of carpeted flooring, radiator, two Velux windows to the rear elevation, fitted wardrobes and an en-suite.

En-suite

5' 10" x 6' 5" (1.78m x 1.95m)

Benefitting from a corner shower, WC, vanity basin, LVT flooring, LED lighting and LED lighting to the rear elevation.

Bedroom Three

12' 9" x 17' 0" (3.88m x 5.18m)

Bedroom three briefly comprises of carpeted flooring, radiator, en-suite and two Velux windows to the rear elevation.

En-suite

5' 9" x 6' 5" (1.75m x 1.95m)

Benefitting from a corner shower, WC, vanity basin, LVT flooring, LED lighting and LED lighting to the rear elevation.

Externally

To the front there is laid to lawn with a paved driveway which offers ample off road parking. There is also an integral double garage which benefits from power and lighting. The rear garden is beautifully manicured with flower bed boarder, patio area which is ideal for al-fresco dining and fencing around the perimeter.



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.

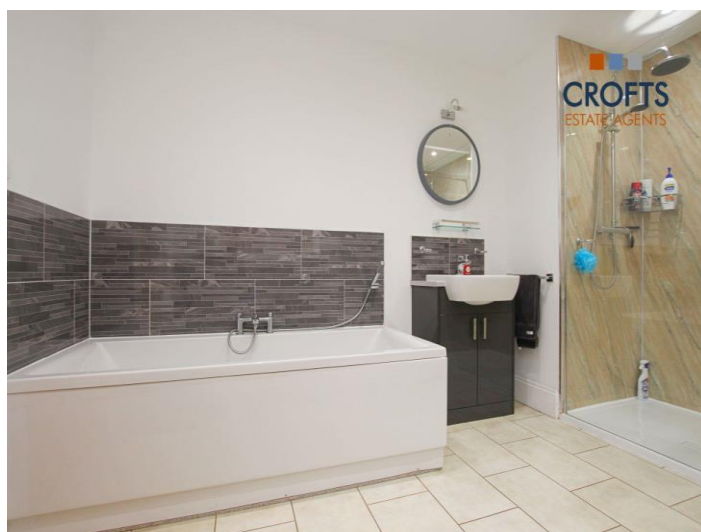
Property Management

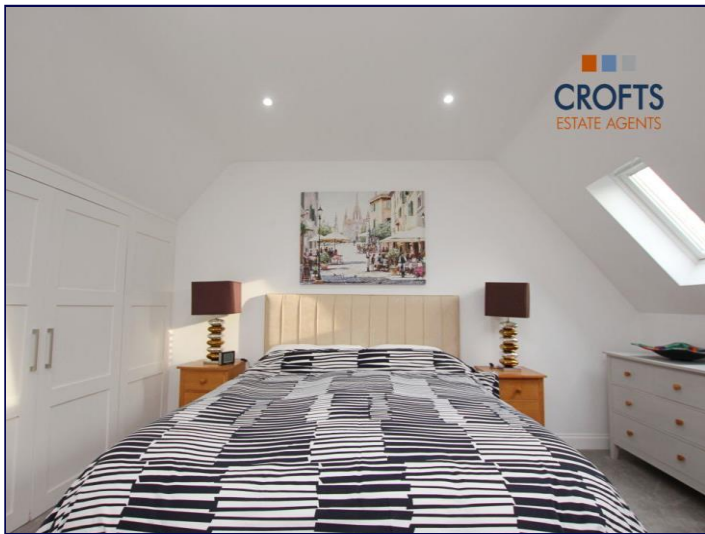
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

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.

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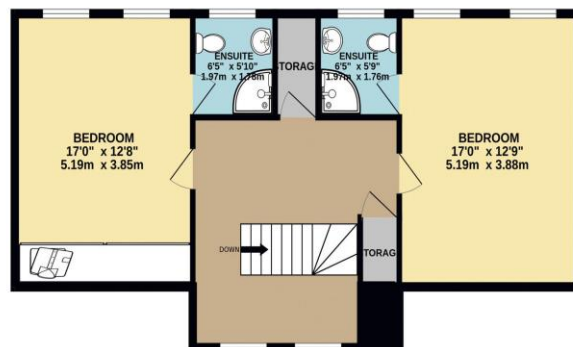




GROUND FLOOR
1425 sq.ft. (132.4 sq.m.) approx.

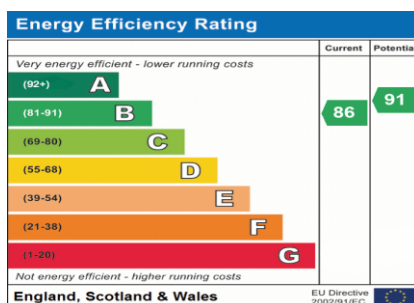


1ST FLOOR
727 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA : 2152 sq.ft. (199.9 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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