



CROFTS ESTATE AGENTS

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IMMINGHAM

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



CROFTS
ESTATE AGENTS



20 Church Lane
Stallingborough
Grimsby
DN41 8AA

Offers in the Region Of
£305,000

Offered for sale with NO FORWARD CHAIN is this stunning three bedroom detached house, situated within a desirable part of Stallingborough village. Recently refurbished to a very high standard is this spacious family home which occupies a rather large plot. Only a short drive from the property is Grimsby and Immingham, with Habrough Train Station also within easy reach. The village itself is well equipped with a selection of amenities, good primary school and falls within the Healing Academy catchment. Internal viewing will reveal the entrance hallway, lounge, WC and open plan kitchen diner. To the first floor there is three good size bedrooms, en-suite to the master bedroom and a modern four piece bathroom suite. Occupying a really good size plot with manicured gardens to the front and rear, ample off road parking and detached garage to the rear.

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

11' 2" x 22' 1" (3.40m x 6.73m)

This spacious, well presented living room offers neutral decor, exposed wooden beams to the ceiling, carpeted flooring, radiator, walk in bay window to the front and French doors to the rear which open out to the garden.

Kitchen

21' 1" x 20' 11" (6.42m x 6.37m)

This stunning kitchen boasts AEG integral oven and induction hob, with extractor above, integral dishwasher, LED lighting, laminate flooring, sink with drainer and dual aspect uPVC windows allowing plenty of natural daylight to enter.

WC

4' 1" x 6' 0" (1.24m x 1.83m)

Briefly comprising of laminate flooring, WC, vanity basin and uPVC window to the rear elevation.

Bedroom 1

11' 2" x 14' 4" (3.40m x 4.37m)

Bedroom one briefly comprises of carpeted flooring, radiator, en-suite, neutral decor and uPVC window to the front elevation.

En-suite

4' 7" x 7' 11" (1.40m x 2.41m)

This modern en-suite boasts a walk in shower, WC, vanity basin, towel rail radiator, LED lighting and uPVC window to the rear elevation.

Bedroom 2

9' 7" x 9' 10" (2.92m x 2.99m)

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

Bedroom-3

9' 4" x 9' 10" (2.84m x 2.99m)

Bedroom three briefly comprises of carpeted flooring, neutral decor, radiator and uPVC window to the front elevation.

Bathroom

6' 1" x 9' 6" (1.85m x 2.89m)

Benefitting from a modern four piece suite to match the en-suite. The room comprises of a bath, corner shower, WC, vanity basin, LED lighting, towel rail radiator and two uPVC windows to the rear elevation.

Externally

Occupying a really good size plot with manicured gardens to the front and rear, ample off road parking and detached garage to the rear. The rear garden also boasts two tone grey porcelain tiled patio, side access into the garage and fencing around the perimeter.



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 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.

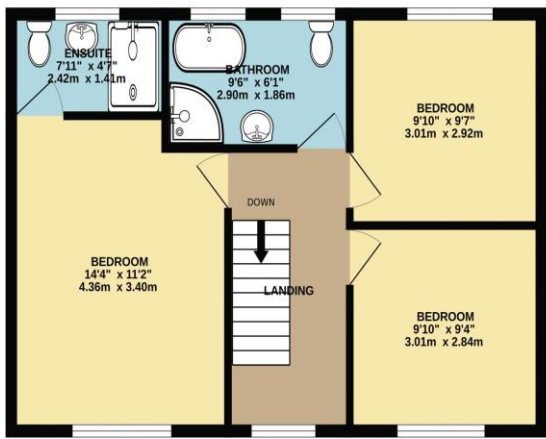




GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.



1ST FLOOR
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 1112 sq.ft. (103.3 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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