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




CROFTS
ESTATE AGENTS



Hawk Lodge
New Holland Road
Barrow-Upon-
Humber
DN19 7EF

£399,000

Positioned on the edge of the ever popular village of Barrow-Upon-Humber is this charming three/four bed detached bungalow. Occupying approximately 0.9 acres (STS) this spacious property has so much to offer with viewings being essential in order to truly appreciate all that it has to offer. The bungalow caters for a wide range of buyers with it benefitting from solar panels to the roof generating low cost electricity, open field views and a large cake shed to the rear with power and lighting. The detached double garage and large front garden also offer potential to develop, subject to seeking the relevant planning permission. Internal viewing will reveal the entrance hallway, lounge, open plan kitchen-diner, utility, three double bedrooms, study/fourth bedroom, en-suite to master bedroom and a shower room. Outside there is ample off road parking with detached double garage, large matured gardens, greenhouse and a large cake shed.

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 23' 2" (3.30m x 7.06m)

This impressive size reception room boasts tasteful decor with exposed wooden beam ceiling, radiator, carpeted flooring and tri- aspect wooden framed windows.

Kitchen/Diner

17' 2" x 23' 2" (5.23m x 7.06m)

Open planned, offering plenty of space to cook and entertain guests. The kitchen area comprises of tiled flooring, integral oven, hob and extractor above, island, LED lighting and fridge freezer. The dining area offers views out to the rear beyond the French doors and vinyl flooring

Utility room

8' 6" x 9' 0" (2.59m x 2.74m)

Bedroom 1

12' 4" x 17' 7" (3.76m x 5.36m)

Bedroom one briefly comprises of carpeted flooring, radiator, en-suite and wooden framed window to the side elevation.

En-suite

5' 8" x 12' 4" (1.73m x 3.76m)

Benefitting from a large bath, separate shower cubical, WC, vanity basin, tiled flooring and wooden framed window.

Bedroom 2

10' 10" x 12' 0" (3.30m x 3.65m)

Bedroom two briefly comprises of carpeted flooring, radiator, neutral decor and wooden framed window to the side elevation.

Bedroom-3

8' 6" x 15' 1" (2.59m x 4.59m)

Bedroom three briefly comprises of carpeted flooring, radiator, LED lighting and wooden framed window to the side elevation.

Study/Bedroom 4

11' 9" x 12' 2" (3.58m x 3.71m)

This versatile room benefits from carpeted flooring, radiator coving and wooden framed window to the rear elevation.

Shower room.

5' 3" x 8' 6" (1.60m x 2.59m)

Benefitting from a shower, WC, vanity basin, vinyl flooring LED lighting and part tiled walls.

Externally

Outside there is ample off road parking with detached double garage, large matured gardens, greenhouse and a large cake shed. All in all, the property occupies approximately 0.9 acres (STS) this spacious property has so much to offer with viewings being essential in order to truly appreciate all that it has to offer. The detached double garage and large front garden also offer potential to develop, subject to seeking the relevant planning permission.

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.

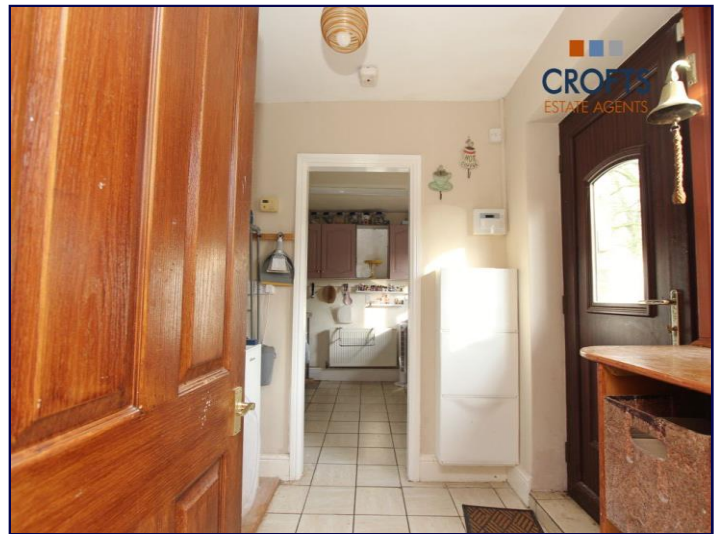
Mortgage and Financial Advice

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.

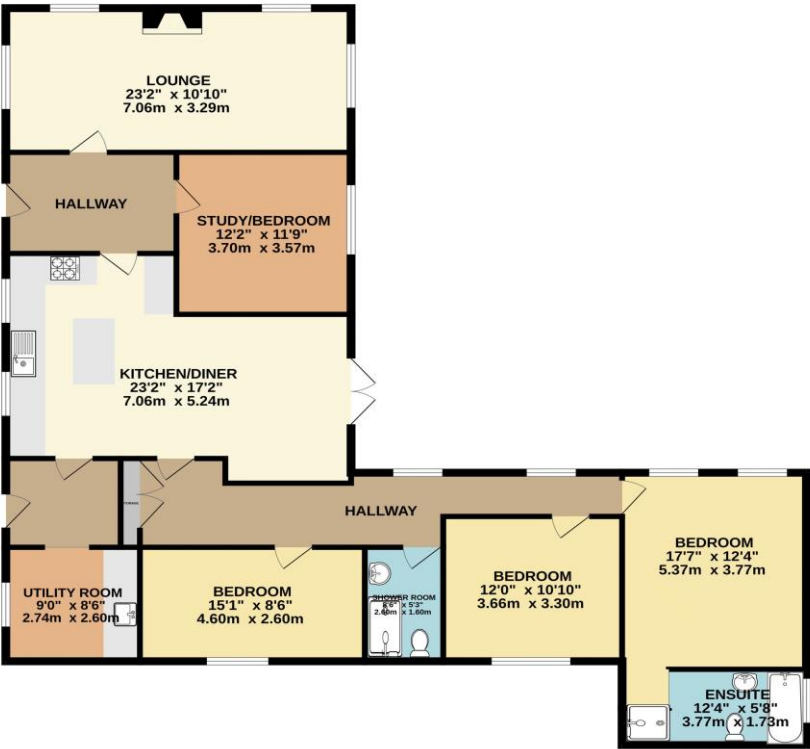
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.





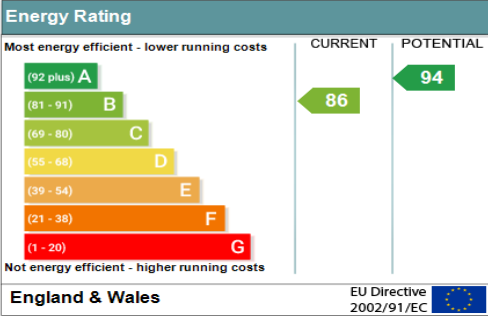


GROUND FLOOR
1635 sq.ft. (151.9 sq.m.) approx.



TOTAL FLOOR AREA: 1635 sq.ft. (151.9 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 misstatement. 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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RRN:



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