



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

IMMINGHAM

01469 564294

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



**CROFTS**  
ESTATE AGENTS



**Primrose Cottage**  
Chapel Lane  
Habrough  
DN40 3AF

**Offers in the Region Of  
£235,000**

Being sold with NO FORWARD CHAIN, Crofts are excited to bring to the market this stunning three bed detached house, which is nestled within the delightful village of Habrough. Ideally suited to a range of buyers, this modern home boasts Sash windows throughout, excellent road links with easy access the A180 and is also within walking distance of Habrough train station which has links to Manchester and Sheffield. Nearby is the town of Immingham where you will find a wide range of amenities, along with good schools for children of all ages. Internal viewing is essential in order to truly appreciate all that this home has to offer and by doing so will reveal the entrance hallway, spacious lounge, kitchen-diner and WC. Heading to the first floor you will find three good size bedrooms and the family bathroom suite. Externally there is ample off road parking and generous size gardens to the front and rear.

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' 3" x 20' 4" (3.43m x 6.19m)

This spacious living room benefits from modern decor, carpeted flooring, radiator and dual aspect uPVC Sash windows

### Kitchen/Diner

10' 11" x 17' 8" (3.32m x 5.38m)

This beautiful kitchen-diner, which many will refer to as the heart of the home boasts modern shaker style units with modern worktops to compliment, integral dishwasher, fridge and freezer, integral oven, hob with extractor above and sink with drainer. there is also laminate flooring, tiled splash back, French doors to the rear and dual aspect Sash windows.

### WC

4' 0" x 5' 1" (1.22m x 1.55m)

Comprising of WC, vanity basin, vinyl flooring, under stairs storage and uPVC Sash window.

### Bedroom 1

11' 3" x 12' 9" (3.43m x 3.88m)

This master bedroom boasts modern decor, radiator, carpeted flooring and uPVC Sash window to the front elevation.

### Bedroom 2

8' 3" x 9' 9" (2.51m x 2.97m)

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

### Bedroom 3

7' 7" x 11' 3" (2.31m x 3.43m)

Bedroom three briefly comprises of modern decor, radiator, carpeted flooring and Sash uPVC window to the rear elevation.

### Bathroom

7' 11" x 8' 3" (2.41m x 2.51m)

This rather large bathroom suite boasts a bath, separate shower cubical, WC, basin, LED lighting, towel rail radiator and uPVC Sash window to the front elevation.

### Externally

Outside there is a paved driveway providing ample off road parking with picket fence around the boundary. The front and rear gardens are generously sized and made up of laid to lawn, helping to create a fairly low maintenance outside space.





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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 C: 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

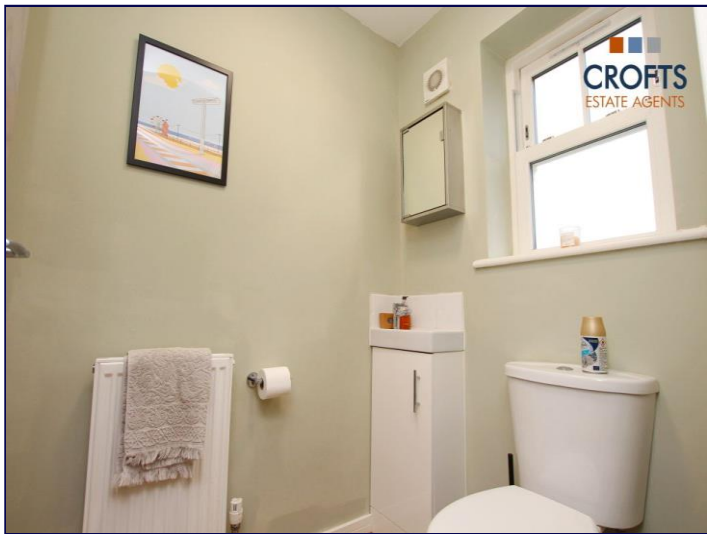
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

### Mortgage and Financial Advice

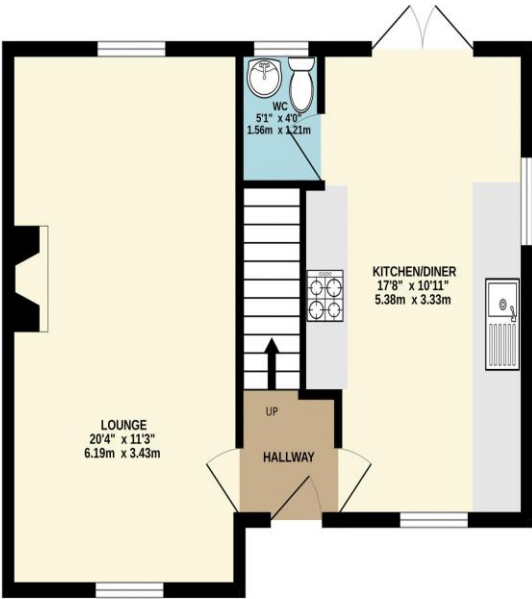
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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

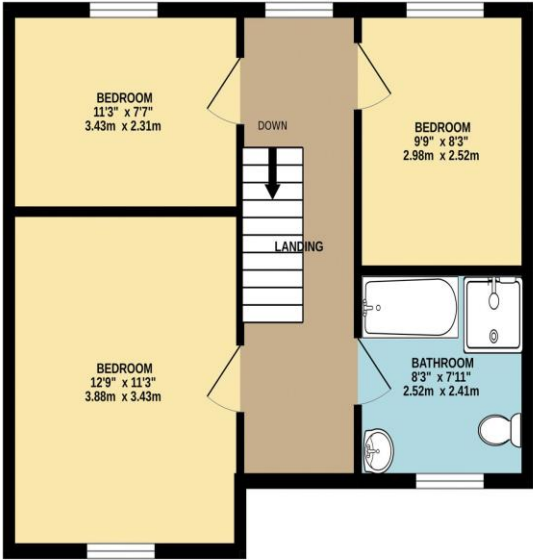




GROUND FLOOR  
469 sq.ft. (43.6 sq.m.) approx.

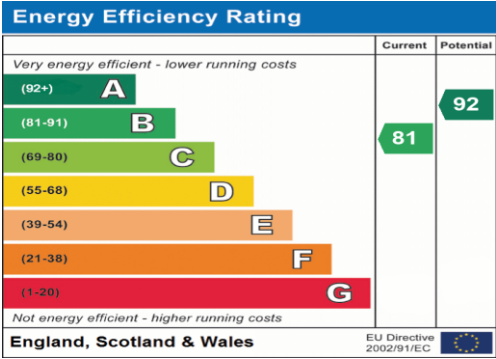


1ST FLOOR  
475 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 944 sq.ft. (87.7 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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