



# 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



23 Station Road Habrough  
Habrough  
DN40 3AP

Offers in the Region Of  
£255,000

Crofts Estate Agents are delighted to bring to the market and being sold with NO FORWARD CHAIN, this charming three bed detached house, which is found within the ever popular village of Habrough. Oozing in character, this beautiful home provides a twist on modern and traditional living, boasting spacious living throughout, brand new resin driveway and patio and a large matured garden. Viewings are essential in order to truly appreciate this delightful home and doing so will reveal the entrance hallway, lounge, dining room, kitchen and utility/WC. Heading to the first floor you will find three good size bedrooms, bathroom and a separate WC. The exterior is aesthetically pleasing with ample off road parking, detached garage and large matured and enclosed garden to side.

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 9am to 5.30pm (Tuesday opening 9.30am)  
Saturday 9am to 3pm  
Sunday Closed



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**Front**

Found in the popular village of Habrough is this beautiful three bed detached house, which occupies a large plot. The brand new resin driveway and porch adds kerb appeal to this charming property.

**Lounge**

11' 9" x 13' 4" (3.58m x 4.06m)

The first of the two reception rooms is the lounge, which is located to the left of the hallway as you enter the property. Benefitting from laminate flooring, decorative coal fire, beautiful high ceiling, radiator and uPVC window to the front elevation.

**Dining Room**

11' 11" x 13' 4" (3.63m x 4.06m)

The dining room, which is practically a mirror image of lounge. Benefitting from a beautiful high ceiling, radiator, decorative coal fire, laminate flooring and uPVC window to the front elevation.

**Kitchen**

9' 1" x 14' 10" (2.77m x 4.52m)

This fully fitted kitchen boasts a range of base and wall mounted units, with plenty of worktop space. There is a range cooker with gas hob, under stairs cupboard which is used as a pantry, tiled flooring and tiled splashback. The utility to the side provides space for white goods, with the kitchen having plumbing for a dishwasher and a 1 and a half sink with drainer.

**Bedroom 1**

11' 9" x 13' 4" (3.58m x 4.06m)

The master bedroom is an excellent size and comprises of wooden flooring, feature coal fire place, which is used for decorative purposes, radiator and uPVC window to the front elevation.

**Bedroom 2**

9' 2" x 13' 4" (2.79m x 4.06m)

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

**Bedroom-3**

9' 2" x 9' 1" (2.79m x 2.77m)

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

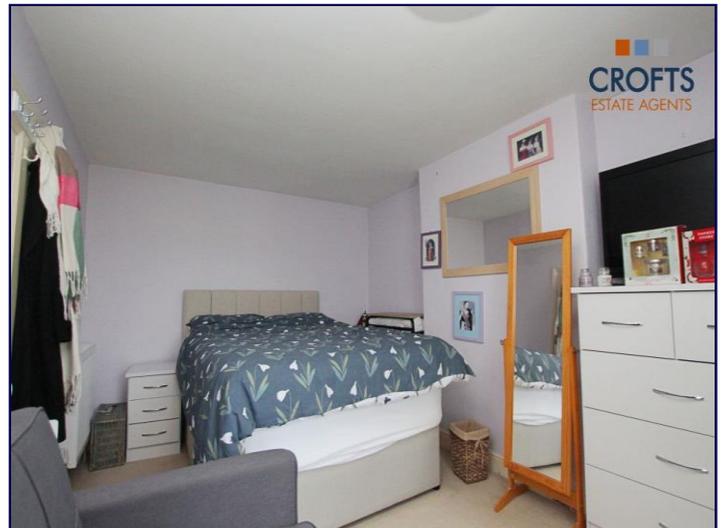
**Bathroom**

6' 0" x 7' 10" (1.83m x 2.39m)

Having recently been upgraded, this modern shower suite, which is located on the first floor comprises of a walk in shower and vanity wash basin with black accessories. There is also tiled flooring, matt black radiator, aqua boarded walls and uPVC window. The toilet is separate to the bathroom and is also located on the first floor, to the back of the property.

## Rear Garden

This large, matured garden is the perfect outdoor space for a family who couple wishing for plenty of outdoor space. Well manicured, the garden is made up mainly of set in lawn, with patio area, with small picket fence and gate into the garden and a range of trees, shrubs and flowers.



### 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  
51.6 sq.m. (555 sq.ft.) approx.

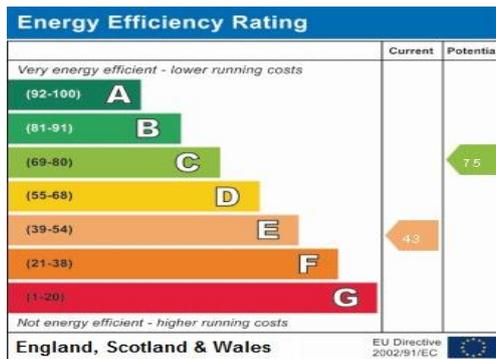
1ST FLOOR  
48.0 sq.m. (517 sq.ft.) approx.



CLEETHORPES: 01472 200666  
 IMMINGHAM: 01462 564294  
 LOUTH: 01507 601550

TOTAL FLOOR AREA : 99.6 sq.m. (1073 sq.ft.) 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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