



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



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ESTATE AGENTS



**6 Abbeygarth Villas Thorn
Lane Goxhill
Goxhill
DN19 7JF**

**Offers in the Region Of
£220,000**

Found within the idyllic village of Goxhill is this beautiful three bed semi detached house, which occupies a large corner plot. Best suited to a family or first time buyer, this delightful property boasts spacious living throughout, log burner and excellent road links with Immingham and Barton-upon-Humber only a short drive away. Heading into the accommodation will reveal the entrance hallway, lounge and open plan kitchen-diner. To the first floor there are three good size bedrooms, two being doubles and the family bathroom. Outside there are excellent sized, well manicured gardens to the front and rear, ample off road parking and a large detached garage.

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

12' 7" x 13' 8" (3.83m x 4.16m)

The living room offers a cosy setting with multi fuel burner being the focal point of the room, modern decor, carpeted flooring, radiator and French doors which open out to the rear garden.

Dining Room

8' 9" x 18' 10" (2.66m x 5.74m)

Open planned the dining area boasts laminate flooring to match the kitchen, radiator and dual aspect uPVC windows, which allow plenty of natural daylight to enter.

Kitchen

9' 4" x 18' 4" (2.84m x 5.58m)

Offering plenty of storage through base and wall mounted units, this stylish kitchen benefits from plumbing for a washing machine and dishwasher, integral oven with hob and extractor above, one and a half sink with drainer, radiator, laminate flooring and dual aspect uPVC windows.

Bedroom 1

11' 10" x 13' 4" (3.60m x 4.06m)

This spacious bedroom comprises of carpeted flooring, neutral decor, radiator, built in storage and three uPVC windows to the rear elevation.

Bedroom 2

9' 1" x 12' 7" (2.77m x 3.83m)

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

Bedroom 3

8' 1" x 8' 11" (2.46m x 2.72m)

Bedroom three comprises of herringbone style vinyl flooring, radiator, neutral decor and uPVC window to the front elevation.

Bathroom

5' 1" x 7' 6" (1.55m x 2.28m)

The family bathroom, which is found at the top of the landing benefits from a bath with shower above, WC, basin, vinyl flooring, radiator and uPVC window to the side elevation.

Externally

Outside there are excellent sized, well manicured gardens to the front and rear, ample off road parking and a large detached garage which benefits from power, lighting and a electric up and over door. The rear garden also the benefits from a Pergola, which is a large space and great for entertaining in all weathers.



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 A: 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

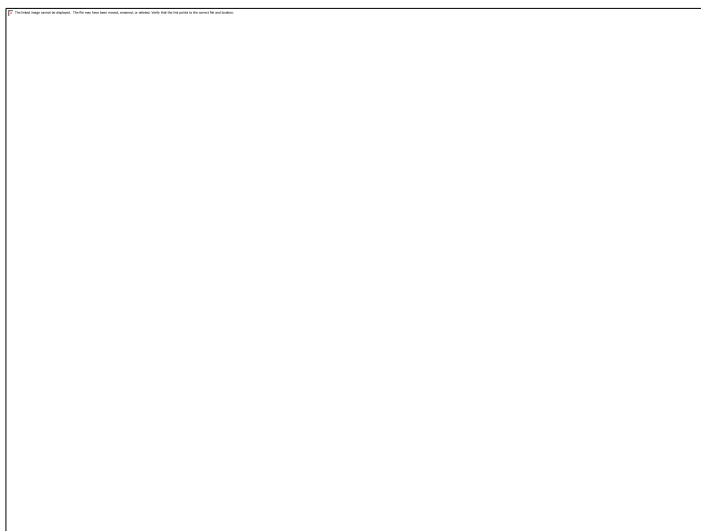
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed

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.

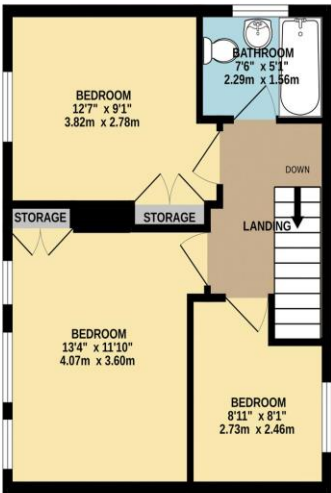




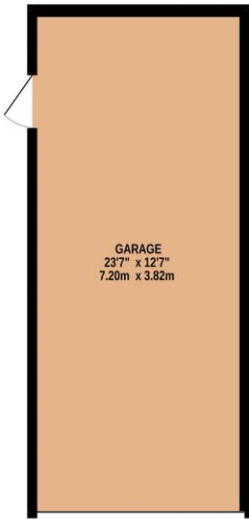
GROUND FLOOR
553 sq.ft. (51.4 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.

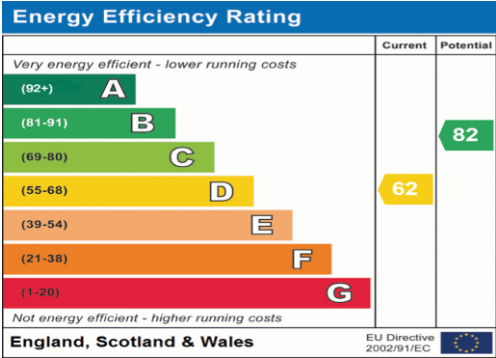


2ND FLOOR
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 1269 sq.ft. (117.9 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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