



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

IMMINGHAM

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



1 Staple Road
South Killingholme
DN40 3ER

Offers in the Region Of
£279,950

One of a kind! Of huge interest to potential developers and families alike is this substantial 7 bedroom detached bungalow, which is situated in the village of South Killingholme. Previously run as a successful bed and breakfast business, this versatile home offers so much potential and boasts a self contained annexe to the side extension. Heading into the accommodation you will find the living room, kitchen, dining room, utility, six bedrooms, en-suite and large bathroom suite with separate WC. Accessed currently from the main building is the annexe which comprises of lounge, master bedroom and a three piece shower suite. Externally there is a driveway creating ample off road parking and laid to lawn to the front. To the rear is a substantial garden with patio, well established plants and shrubbery and a number of sheds/workshops.

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/Diner

15' 11" x 19' 11" (4.85m x 6.07m)

This spacious room benefits from radiators, feature fireplace with gas fire, carpeted flooring and double-glazed windows and double-doors with wooden frames, the double-doors leading out onto the rear garden.

Lounge

12' 0" x 11' 4" (3.65m x 3.45m)

The room comprises of carpeted flooring, radiator and wooden-framed sliding double-glazed, double doors leading to the rear garden.

Dining Room

11' 11" x 8' 6" (3.63m x 2.59m)

The room comprises of real wood flooring, radiator, single-glazed internal window to the kitchen, double doors with wooden frame leading out to a lean to/rear garden.

Kitchen

11' 11" x 13' 8" (3.63m x 4.16m)

This room comprises double-glazed windows with wooden frames with views of the rear garden, internal single-glazed window with views of the dining room, neutral-coloured tiled flooring and base and wall units, integral oven, extractor, 1.5 sink with draining board, breakfast bar with four-ring gas hob and built-in fryer and room for a fridge-freezer

Utility room

11' 11" x 8' 5" (3.63m x 2.56m)

The room benefits from neutral décor, rustic tiled flooring, boiler, radiator and double-glazed window to the side elevation and door to the rear garden both with wooden frames.

Master bedroom

14' 11" x 12' 0" (4.54m x 3.65m)

The room comprises of fitted wood and glazed wardrobes and top boxes, carpeted flooring, radiator and a double-glazed, wooden-framed bay window.

Bedroom 1 with ensuite

15' 11" x 13' 3" (4.85m x 4.04m)

This room benefits from carpeted flooring, fitted mirrored wardrobes, double glazed windows with wooden frames, radiator and ensuite. The ensuite comprises of chrome towel radiator, shower, basin with base unit, W.C. tiled flooring and walls.

Bedroom 2

8' 8" x 13' 3" (2.64m x 4.04m)

The room comprises of double-glazed windows with wooden frames, radiator, carpeted flooring and basin with base unit and benefits from an inner entrance, shared with bedroom 3.

Bedroom 3

5' 10" x 13' 3" (1.78m x 4.04m)

The room includes double-glazed windows with wooden frames, radiator, carpeted flooring, and a basin with base unit and benefits from an inner entrance, shared with bedroom 3.

Bedroom 4

10' 10" x 13' 10" (3.30m x 4.21m)

The room includes double-glazed windows with wooden frames, radiator, carpeted flooring and a basin with base unit.

Bedroom 5

6' 2" x 11' 3" (1.88m x 3.43m)

The room includes double-glazed windows with wooden frames, radiator, carpeted flooring and a basin with base unit

Bedroom 6

11' 11" x 13' 10" (3.63m x 4.21m)

The room includes double-glazed windows with wooden frames, radiator and carpeted flooring.

Bathroom

12' 2" x 13' 3" (3.71m x 4.04m)

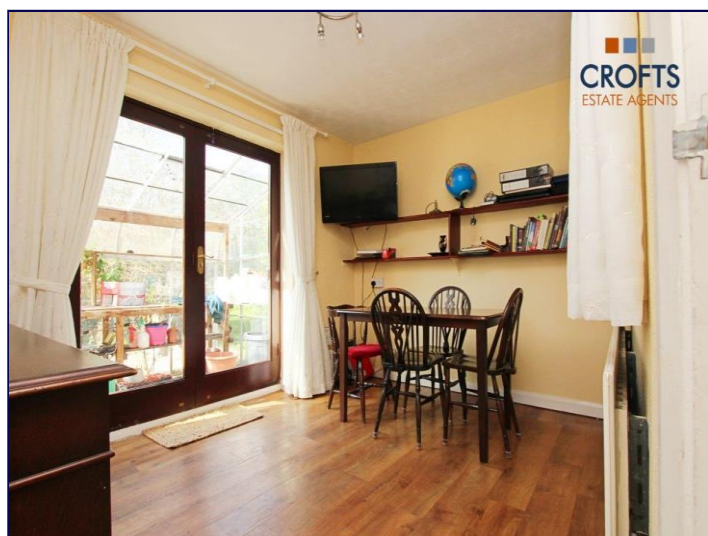
The bathroom benefits from a large entrance providing access to the inner entrance to the bathroom and a separate sliding door-fronted cubical with W.C. The bathroom comprises of W.C., basin and double-shower, double-glazed windows with wooden frames and tiled flooring, windowsill and splashback.

Bathroom 2

5' 11" x 7' 10" (1.80m x 2.39m)

External

To the front is a driveway for ample parking, lawn. To the rear is a substantial garden with patio, accommodating a number of sheds/workshops

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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 B: 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

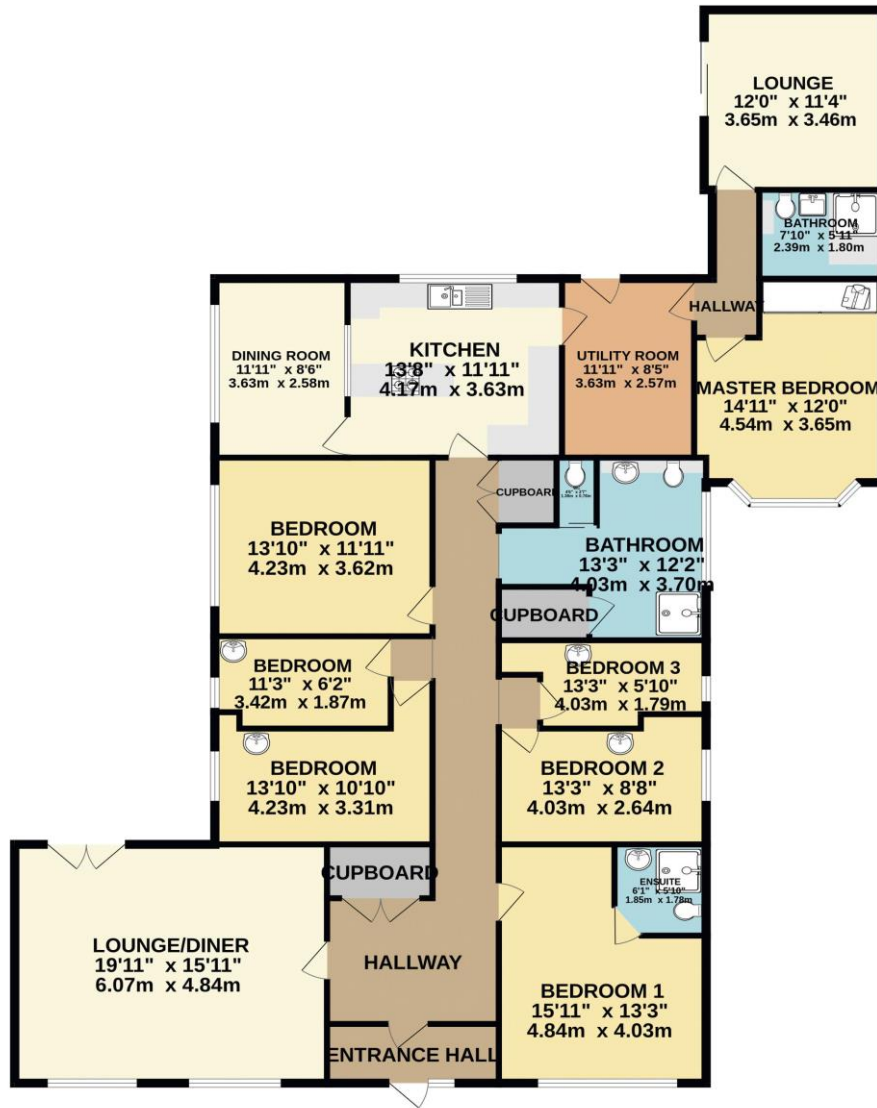
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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



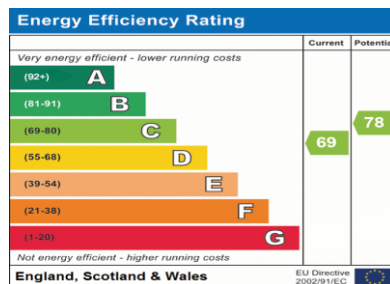


GROUND FLOOR
2239 sq.ft. (208.0 sq.m.) approx.



TOTAL FLOOR AREA : 2239 sq.ft. (208.0 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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