# CROFTS ESTATE AGENTS PASSIONATE ABOUT PROPERTY

IMMINGHAM

01469 564294



1 Lindsey Drive Healing Healing DN41 7PA

Offers in the Region Of £285,000

Found within the beautiful and highly sought after village of Healing is this spacious three bed detached bungalow. The bungalow is stylishly presented throughout, but offers plenty of potential to develop by converting the loft to create additional bedrooms (subject to the relevant planning and survey.) Healing village offers a small selection of amenities including Healing Manor hotel and the Pig and Whistle Restaurant within walking post office and excellent schools for children of all ages. There is also excellent road links with easy access to the A180, Grimsby and Immingham. Internal viewing is a must and doing so will reveal the porch, a light and airy hallway, lounge, dining room, conservatory, kitchen, three bedrooms and a three piece shower suite. Externally there are well manicured gardens which wrap around the property, ample off road parking and integral garage.

Address Email Website : 21 Kennedy Way, Immingham, DN40 2AB : immingham@croftsestateagents.co.uk : 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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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER

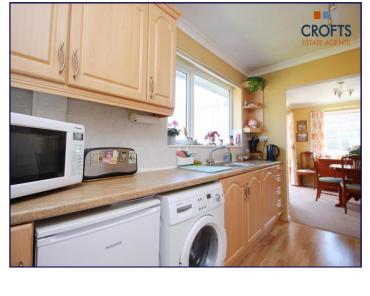
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#### Lounge

13' 4" x 14' 6" (4.06m x 4.42m)

This spacious lounge benefits from carpeted flooring, radiator, coving and uPVC bay window to the front.

#### **Dining Room**

#### 8' 4" x 10' 11" (2.54m x 3.32m)

Adjacent to the kitchen, this well proportioned dining room benefits from carpeted flooring, radiator, neutral decor and uPVC window to the side elevation.

#### Conservatory

9' 2" x 15' 3" (2.79m x 4.64m)

Located at the rear of the property is the conservatory, which comprises of carpeted flooring, radiator and uPVC door to the side.

#### Kitchen

#### 8' 4" x 11' 7" (2.54m x 3.53m)

Benefitting from base and wall mounted units, integral oven with hob and extractor above, one and a half sink and plumbing for a washing machine. There is also tiled splashback, laminate flooring, radiator and uPVC window to the rear elevation.

#### Bedroom 1

10' 2" x 12' 2" ( $3.10m \times 3.71m$ ) Bedroom one briefly comprises of carpeted flooring, radiator, fitted wardrobes, coving and uPVC window to the front elevation.

#### Bedroom 2

 $9'3'' \times 11'6''' (2.82m \times 3.50m)$ Bedroom two briefly comprises of carpeted flooring, radiator, coving, neutral decor and uPVC window to the side elevation.

#### Bedroom 3

 $8^{\prime}\,5^{\prime\prime}\,x\,8^{\prime}\,10^{\prime\prime}$  (2.56m x 2.69m) Bedroom three briefly comprises of carpeted flooring, radiator and uPVC window to the rear elevation.

#### Shower croom

5' 5" x 7' 2" (1.65m x 2.18m) Benefitting from a large shower cubical, WC, basin, LED lighting, towel rail radiator, vinyl flooring and uPVC window to the rear elevation.

#### Externally

Externally there are well manicured gardens which wrap around the property, ample off road parking and integral garage.



### Immingham 01469 564294

@croftsimmingham

#### 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- <a href="http://www.voa.gov.uk/cti">www.voa.gov.uk/cti</a>

#### **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 MORTAGE OR OTHER LOAN SECURED ON IT.





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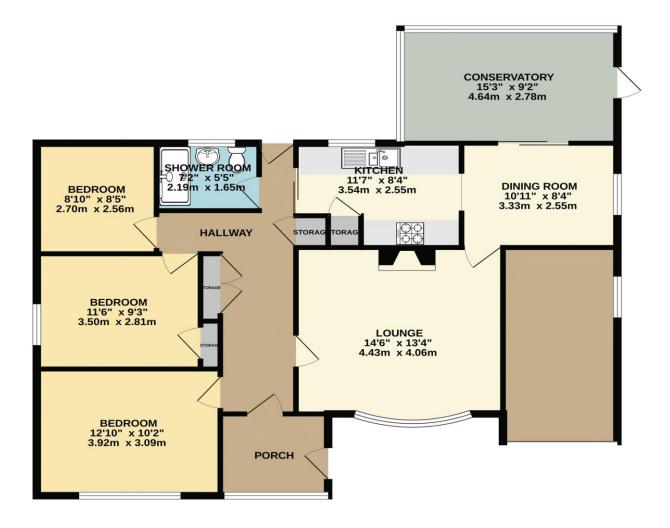








#### GROUND FLOOR 1172 sq.ft. (108.8 sq.m.) approx.



TOTAL FLOOR AREA: 1172 sq.ft. (108.8 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. Made with Metropic @2020

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires. In order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for dentification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fir to their intended purpose. These details do not form any part of any contract, and unless specifically stated donerwise, lumishings and contents are not included within this sale.