



# 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



**1 Lindsey Drive Healing  
Healing  
DN41 7PA**

**Offers in the Region Of  
£279,000**

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 : 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

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 x 3.71m)

Bedroom one briefly comprises of carpeted flooring, radiator, fitted wardrobes, coving and uPVC window to the front elevation.

### Bedroom 2

9' 3" x 11' 6" (2.82m x 3.50m)

Bedroom two briefly comprises of carpeted flooring, radiator, coving, neutral decor and uPVC window to the side elevation.

### Bedroom 3

8' 5" x 8' 10" (2.56m x 2.69m)

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

### Shower room

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.

**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.**

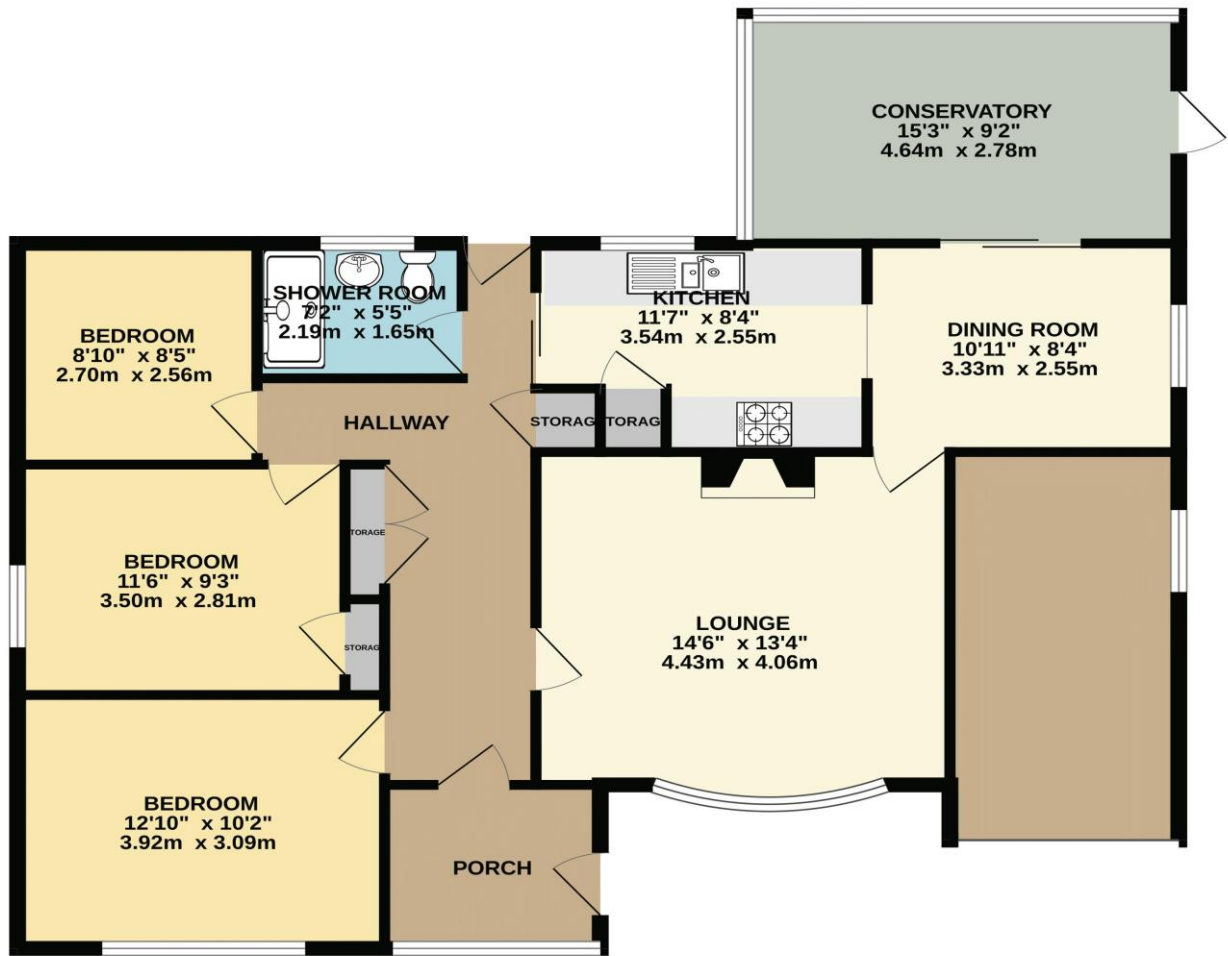








GROUND FLOOR  
1172 sq.ft. (108.8 sq.m.) approx.



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.  
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