



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


CROFTS
ESTATE AGENTS



**Exmoor Close
Healing
DN41 7AE**

**Offers in the
Region Of
£175,000**

Nestled in the picturesque and well-connected village of Healing, this well presented two-bedroom semi-detached home offers the perfect blend of modern comfort and village charm. Situated on a quiet cul-de-sac, the property is ideal for first-time buyers, small families, or those looking to downsize without compromising on quality or convenience. The home boasts a stylish and contemporary interior, featuring a spacious living room with neutral décor and plenty of natural light and patio doors that open out to a private rear garden—ideal for summer entertaining or peaceful morning coffees. The ground floor also comprises of modern kitchen-diner and WC. Upstairs, there are two generously sized bedrooms and a fully fitted bathroom suite. Additional highlights include gas central heating, double glazing throughout and off road parking for multiple vehicles. The property is also located within the catchment area for the highly regarded Healing Academy, making it especially attractive to families. With excellent transport links, including nearby access to the A180 and Healing's own railway station, this home offers a perfect balance of rural tranquillity and modern connectivity.

Address : 21 Kennedy Way, Immingham, DN40 2AB
Email : immingham@croftsestateagents.co.uk
Website : www.croftsestateagents.co.uk

OFFICE HOURS
Mon to Fri 9am to 5.30pm (Tuesday opening 9.30am)
Saturday 9am to 3pm
Sunday Closed



Lounge

10' 7" x 16' 1" (3.22m x 4.90m)

Found at the rear of the property is this spacious living room which provides access to the rear garden via the patio doors. The room comprises of carpeted flooring, neutral decor, radiator and uPVC window.

Kitchen-diner

8' 11" x 14' 0" (2.72m x 4.26m)

Benefitting from base and wall mounted units, integral oven with hob and extractor above, one and a half sink with drainer, tiled flooring, LED lighting, tiled splashback and uPVC window to the front elevation.

Bedroom 1

9' 9" x 12' 4" (2.97m x 3.76m)

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

Bedroom 2

8' 6" x 12' 3" (2.59m x 3.73m)

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

Bedroom 3

7' 6" x 8' 7" (2.28m x 2.61m)

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

Bathroom

6' 4" x 8' 0" (1.93m x 2.44m)

Benefitting from a p shape bath with shower above, WC, basin, vinyl flooring, LED lighting, radiator and uPVC window to the front elevation.

Externally

Offering low maintenance gardens to the front and rear, with off road parking.

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, 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

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.

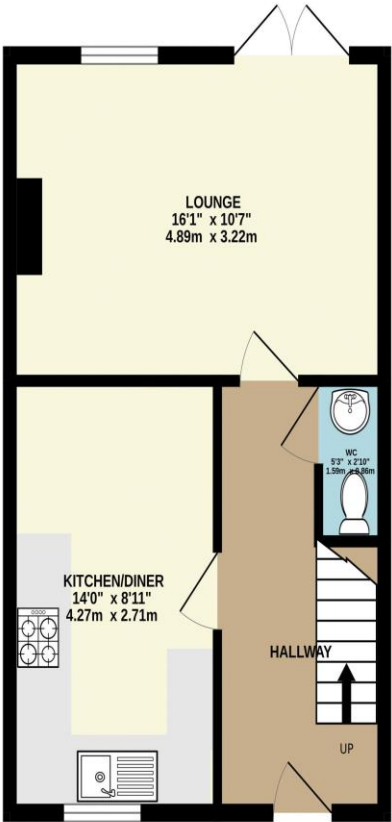
Mortgage and Financial Advice

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.

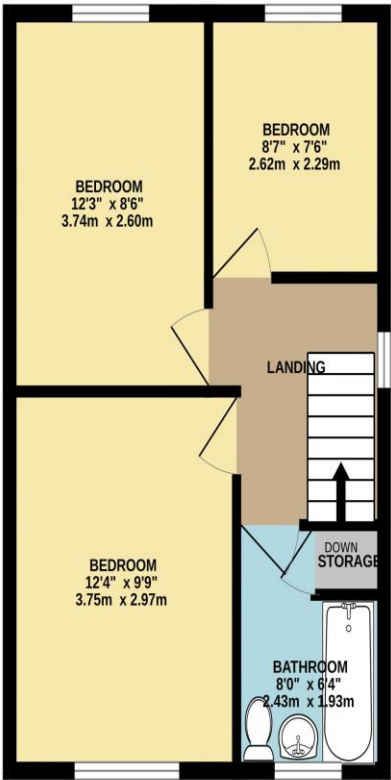
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
391 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 786 sq.ft. (73.0 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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