



57 Bluestone Lane  
Immingham  
Immingham  
DN40 2DU

Offers in the Region Of  
£155,000

Crofts Estate Agents are delighted to bring to the market this two bedroom semi detached bungalow, which is situated within the popular port town of Immingham. The town itself is well served by a range of local shops, post office, takeaways and leisure centre. There is also good schools for children of all ages and excellent road links nearby with easy access to the A180 and Grimsby. Internal viewing will reveal the porch, which leads into the entrance hallway, well proportioned lounge, extended kitchen-diner, two bedrooms, both being doubles and a shower room. Externally, there are low maintenance gardens to both the front and rear, along with ample off road parking and detached garage. Viewings are highly recommended.





### Lounge

11' 8" x 11' 10" (3.55m x 3.60m)

Well proportioned, this living room from modern decor with panelled feature wall, carpeted flooring, radiator and uPVC bay window.

### Kitchen

10' 1" x 13' 5" (3.07m x 4.09m)

Open planned to the dining area, which forms part of the extension, this room benefits from base and wall mounted units, one and a half sink with drainer, space for an oven and plumbing for a washing machine. There is also tiled flooring, radiator and uPVC window to the side elevation.

### Dining area

6' 8" x 6' 10" (2.03m x 2.08m)

### Bedroom 1

10' 2" x 11' 8" (3.10m x 3.55m)

Bedroom one briefly comprises of carpeted flooring, radiator, coving, built in wardrobes and dressing table and uPVC window to the rear elevation.

### Bedroom 2

7' 7" x 11' 10" (2.31m x 3.60m)

Bedroom two briefly comprises of carpeted flooring, radiator, built in wardrobe, coving and dual aspect uPVC windows.

### Shower room

5' 6" x 5' 7" (1.68m x 1.70m)

Benefitting from a corner shower cubical, WC, vanity basin, towel rail radiator, tiled walls and uPVC window to the side elevation.

### Externally

Externally, there are low maintenance gardens to both the front and rear, along with ample off road parking and detached 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 A: 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.**

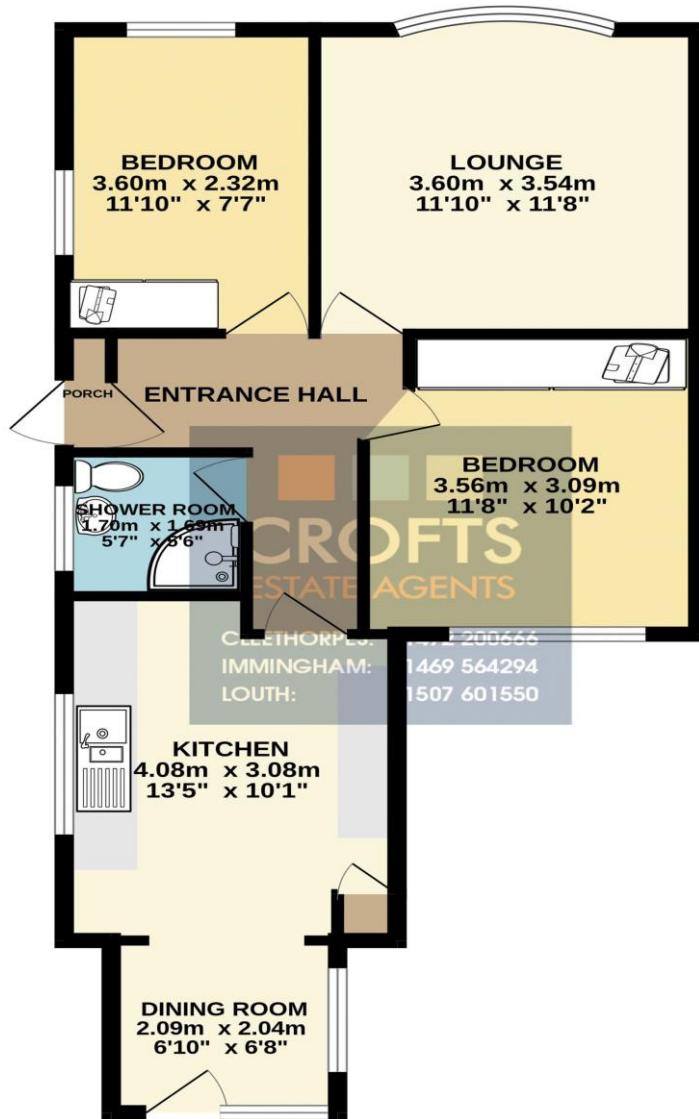








GROUND FLOOR  
57.7 sq.m. (621 sq.ft.) approx.



TOTAL FLOOR AREA : 57.7 sq.m. (621 sq.ft.) 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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