



# CROFTS ESTATE AGENTS

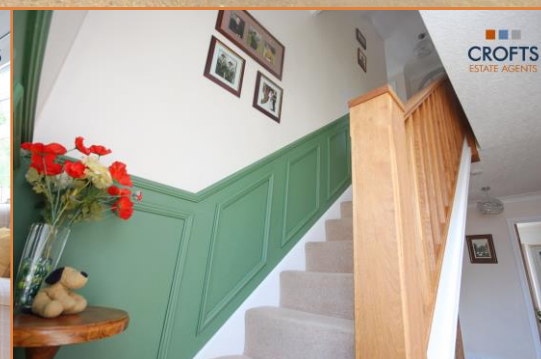
PASSIONATE ABOUT PROPERTY

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

  
**CROFTS**  
ESTATE AGENTS



17 Abbey Road  
Ulceby  
DN39 6TJ

Offers in the Region Of  
£340,000

Crofts Estate Agents are delighted to bring to the market this truly stunning four bed detached dormer bungalow, situated in the highly popular village of Ulceby. Having been upgraded over the years, this immaculately presented property presents itself as a fantastic purchase opportunity for a variety of buyers. The village provides a selection of local amenities, including convenience store with post office, public houses and primary school. There is also excellent road links with easy access to the A180, Grimsby and Hull. Internal viewing will reveal the entrance hallway, lounge, kitchen-diner, utility, sitting room, fourth bedroom, WC and bathroom. Heading to the first floor, you will find three bedrooms, all being doubles and the second bathroom. Externally, there is ample off road parking with detached garage and manicured gardens to the front and rear. The rear of the garage has been partitioned off to create an outdoor room, ideal as a home gym or office.

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	9am to 5.30pm (Tuesday opening 9.30am)
Saturday	9am to 3pm
Sunday	Closed



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### Lounge

11' 11" x 17' 11" (3.63m x 5.46m)

Tastefully decorate, this spacious living room benefits from carpeted flooring, radiator and large uPVC window which allows plenty of natural daylight in.

### Kitchen

12' 2" x 14' 1" (3.71m x 4.29m)

This modern kitchen boasts a range of shaker style units with wooden worktops to compliment. Benefitting from a Neff slide and hide oven, 4 ring gas hob with extractor above, integral fridge freezer and Amtico flooring.

### Utility room

5' 8" x 14' 1" (1.73m x 4.29m)

Blending in with the kitchen, this handy space provides additional storage with plumbing for a washing machine and tumble dryer. There is also Amtico flooring and units to match the kitchen, uPVC rear door and sink with drainer.

### Sitting Room

9' 2" x 12' 6" (2.79m x 3.81m)

This cosy reception room enjoys views out into the well manicured garden and benefits from Amtico flooring, radiator and patio doors.

### Bedroom 1

10' 7" x 17' 9" (3.22m x 5.41m)

Located on the first floor, bedroom one comprises of carpeted flooring, radiator, uPVC window to the side elevation. This room also benefits from eaves storage.

### Bedroom 2

10' 1" x 10' 10" (3.07m x 3.30m)

Bedroom two briefly comprises of carpeted flooring, radiator, uPVC window to the side elevation and built in storage.

### Bedroom 3

7' 11" x 14' 7" (2.41m x 4.44m)

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

### Bedroom 4

11' 11" x 15' 2" (3.63m x 4.62m)

Bedroom four, which is located on the ground floor benefits from carpeted flooring, radiator, modern decor and large uPVC window.

### Ground floor bathroom

9' 2" x 9' 9" (2.79m x 2.97m)

Boasting a walk in shower, fitted bath, vanity basin and toilet. The bathroom, which is located on the ground floor, also benefits from tiled flooring, partially tiled walls, radiator and uPVC window to the rear elevation.

### First floor bathroom

7' 11" x 11' 9" (2.41m x 3.58m)

Located on the first floor, the second bathroom comprises of a bath with shower above, WC, basin, LVT flooring, towel rail radiator and uPVC window to the rear elevation.

### Externally

Externally, there is ample off road parking with detached garage and manicured gardens to the front and rear. The rear of the garage has been extended to create a versatile outdoor room, ideal for a home gym or office. To the front of the garage, there is ample room for a car or motorbike with additional space for tools etc. The garage also benefits from an up and over door, power and lighting.



### 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 D: 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.

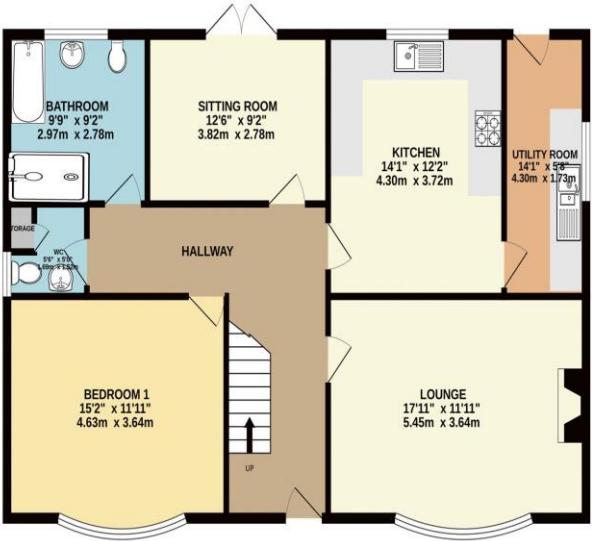
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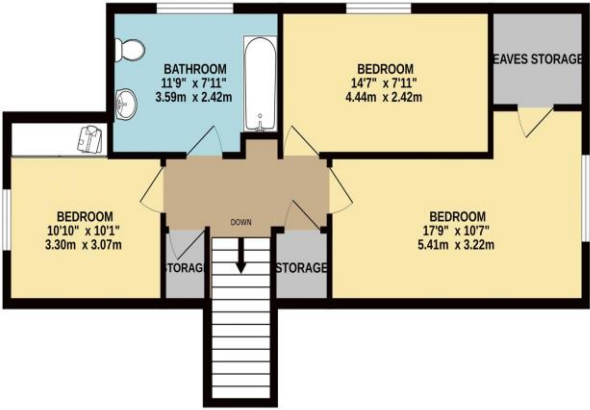




GROUND FLOOR  
1050 sq.ft. (97.6 sq.m.) approx.

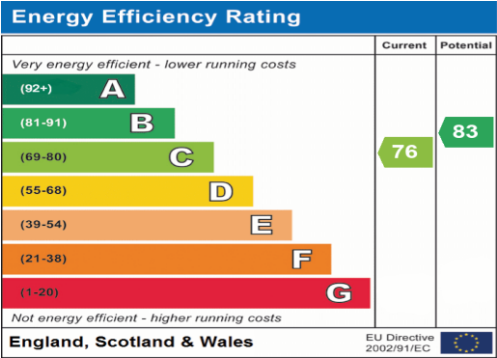


1ST FLOOR  
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA : 1672 sq.ft. (155.3 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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