



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



**1 Westwood Road
Healing
Grimsby
DN41 7SA**

**Offers in the Region Of
£310,000**

Nestled in the sought-after village of Healing, this beautifully presented two/three bedroom detached bungalow seamlessly combines contemporary living with practical versatility. Situated in the popular village of Healing, with highly regarded schools and excellent local amenities close by, this property truly offers modern, low-maintenance living in a desirable location. Thoughtfully modernised throughout, the heart of the home is a stunning open plan kitchen-diner-living area extension to the rear. Bathed in natural light, this impressive space offers an ideal setting for everyday living and entertaining alike, with sleek cabinets, quality built in appliances, and bi-fold doors that open onto the garden, bringing the outside in. The bungalow also offers two well-proportioned bedrooms, en-suite and walk in wardrobe to the master and a stylish family shower room and , all finished to a high standard. Outside, there is a private driveway providing ample off-road parking, along with an enclosed rear garden perfect for relaxing or hosting guests.

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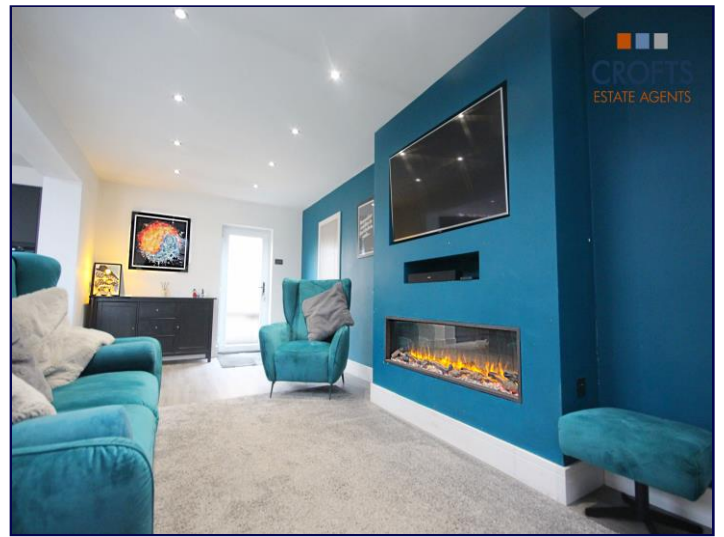
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Lounge

12' 7" x 15' 9" (3.83m x 4.80m)

Benefitting from carpeted flooring, modern decor, gas fire, radiator and uPVC bay window to the front elevation.

Kitchen-diner-living area

20' 8" x 27' 5" (6.29m x 8.35m)

WOW, just WOW! The heart of the home and what a stunning open plan kitchen-diner-living area it is. Having been extended, the room boasts a gorgeous fully fitted kitchen with a range of built in appliances, huge island with induction hob and hidden extractor and one and a half sink with drainer. There is also LED lighting, laminate flooring, media wall with wall mounted electric fire and bi-fold doors.

Bedroom 1

11' 8" x 11' 9" (3.55m x 3.58m)

The master bedroom boasts carpeted flooring, en-suite, walk in wardrobe, radiator, modern decor with feature wall and uPVC window to the front elevation.

En-suite

5' 8" x 7' 2" (1.73m x 2.18m)

Benefitting from a bath with shower above, WC, vanity basin, tiled flooring, LED lighting, towel rail radiator and uPVC window to the side elevation.

Bedroom 2

8' 7" x 10' 7" (2.61m x 3.22m)

Bedroom two briefly comprises of carpeted flooring, radiator and patio doors which open out to the rear garden.

Shower Room

6' 7" x 8' 6" (2.01m x 2.59m)

The family shower suite benefits from a large walk in shower, WC, vanity basin, tiled flooring with aqua boarded walls, LED lighting and uPVC windows to the rear elevation.

Externally

Occupying a good size plot with ample off road parking, part integral garage and well maintained front garden. The rear garden is fairly low maintenance and ideal for outdoor entertainment or al-fresco dining. There is a large patio area with brick boarder, raised decking and raised planters with built in seats.



Immingham 01469 564294

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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

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.

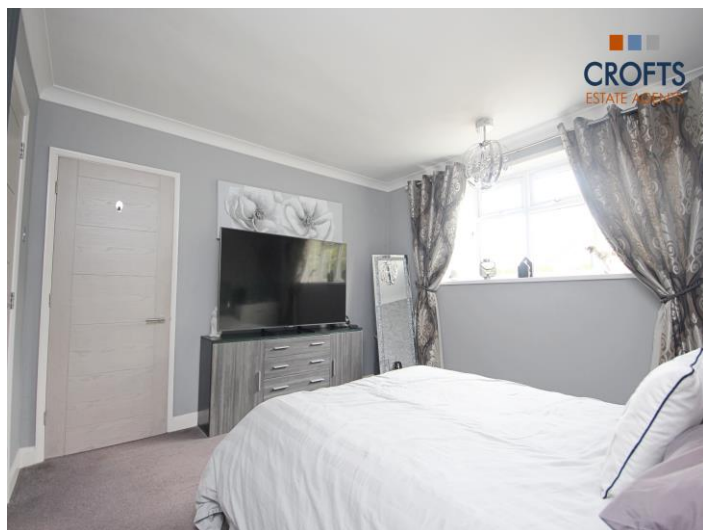
Property Management

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

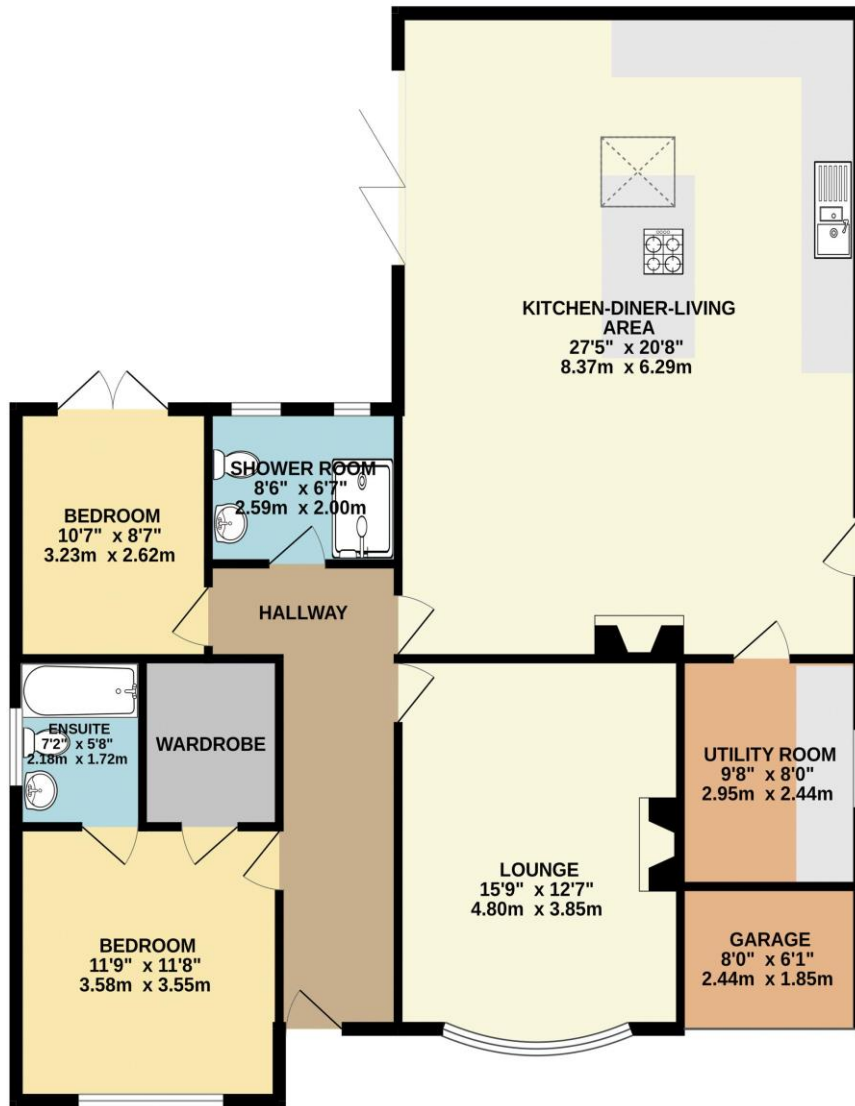
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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
1369 sq.ft. (127.2 sq.m.) approx.



TOTAL FLOOR AREA : 1369 sq.ft. (127.2 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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