



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



**Springfield 20 Fields
End Ulceby
DN39 6UT**

**Offers in the Region
Of £249,500**

Perfect for a growing family is this spacious, versatile four bedroom detached house situated in the lovely village of Ulceby. The village provides a selection of local amenities, including convenience store with post office, public house 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, dining room, spacious breakfast kitchen, utility room, generously proportioned conservatory and the integral garage which has been converted. Currently used as a home salon business, the garage conversion may also be ideal as a home office, gym or the opportunity for flexible ground floor accommodation subject to any necessary planning or building regulations. Heading to the first floor, you will find four good-sized bedrooms including the spacious master bedroom with adjoining ensuite, each bedroom benefitting from a generously sized built-in wardrobe providing ample storage, landing cupboard providing further useful storage and a family bathroom. Externally, there is a driveway and additional block paved area, together providing off-road parking for several vehicles, as well as a well-maintained lawn.

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



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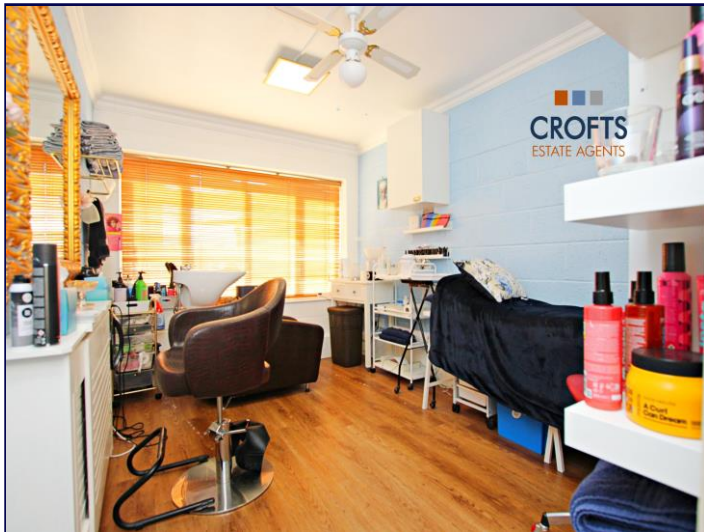
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Sitting Room

16' 4" x 10' 11" (4.97m x 3.32m)

The sitting room benefits from neutral, modern decor with feature wall, modern fireplace with gas fire, wood effect LVT flooring continued from the dining room, radiator, internal double doors providing access to the dining room and uPVC, double-glazed windows to the front elevation.

Dining Room

10' 5" x 10' 2" (3.17m x 3.10m)

The dining room briefly comprises of neutral decor with feature wall, wood-effect LVT flooring continued from the sitting room, access to the kitchen/breakfast room, internal double doors providing access to the sitting room, radiator and uPVC, double-glazed french doors opening to the rear.

Kitchen/Breakfast Room

12' 6" x 16' 3" (3.81m x 4.95m)

The modern, generously proportioned kitchen/breakfast room benefits from wood-effect laminate flooring, stylish base and wall units and worktop, large sink with draining board and mixer tap, splashback tiles, breakfast bar, radiator, space for dishwasher, cooker, washing machine and fridge freezer, uPVC double-glazed windows to the rear and side elevation and uPVC double-glazed door to the rear elevation giving access to the spacious conservatory.

Cloakroom

The cloakroom briefly comprises of wood effect laminate flooring, neutral decor, W.C., hand basin with splashback tiles and radiator.

Salon

12' 1" x 9' 1" (3.68m x 2.77m)

Providing a versatile use of the accommodation on offer, the home salon benefits from wood effect laminate flooring, neutral decor, wall unit housing/providing access to the fuse box, modern square feature ceiling spotlights and ceiling fan, radiator, uPVC double-glazed windows to the front elevation and access to the adjoining utility room. The home salon presents a great opportunity and may also be ideal as a gym, home office or further ground floor accommodation subject to any necessary planning permission or building regulations.

Utility Room

4' 4" x 9' 1" (1.32m x 2.77m)

The utility room briefly comprises of neutral decor, laminate wood-effect flooring, the Exclusive boiler and plumbing and space for a dryer.

Conservatory

8' 0" x 16' 3" (2.44m x 4.95m)

The conservatory briefly comprises of neutral decor, tiled flooring, radiator, uPVC double-glazed windows and double french doors providing access onto the extensive patio to the rear elevation.

Master Bedroom

14' 1" x 11' 0" (4.29m x 3.35m)

The spacious master bedroom benefits from fresh, modern decor with wallpapered feature wall, luxury carpeted flooring, a built-in shelving unit, built-in wardrobe, radiator, uPVC double-glazed windows to the front elevation and ensuite.

Ensuite

6' 10" x 6' 6" (2.08m x 1.98m)

The ensuite briefly comprises of modern, neutral decor, vinyl flooring, shower with mixer bar, W.C. with top flush, hand basin with splashback tiles, radiator and uPVC, double-glazed window to the front elevation.

Bedroom 2

14' 1" x 12' 11" (4.29m x 3.93m)

Generously proportioned, bedroom two briefly comprises of modern neutral decor including feature wallpaper and delightful wall decals, carpeted flooring, radiator, built-in wardrobe and uPVC double-glazed windows to the front elevation.

Bedroom 3

9' 5" x 9' 3" (2.87m x 2.82m)

Bedroom three benefits from neutral decor including modern wallpapered feature wall, carpeted flooring, radiator, built-in wardrobe and uPVC double-glazed windows to the rear elevation.

Bedroom 4

9' 7" x 9' 0" (2.92m x 2.74m)

Bedroom four briefly comprises of modern, fresh, neutral decor with wallpapered feature wall, carpeted flooring, radiator, built-in wardrobe and uPVC double-glazed windows to the rear elevation.

Bathroom

5' 8" x 8' 0" (1.73m x 2.44m)

The family bathroom briefly comprises of neutral decor, modern vinyl flooring, partial wall tiling, W.C., hand basin with splashback tiles, P-shaped bath, radiator and uPVC double-glazed window to the rear elevation.

Exterior

To the exterior the front benefits from a well-maintained lawn, a driveway and additional block paved area, the latter two providing ample off-road parking. To the rear, there is a generous patio off the conservatory leading to a feature pond. The rear garden backs onto open fields with the privacy that comes with the mature tree border at the bottom perimeter of the rear garden making it the ideal space for relaxing or entertaining.



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

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

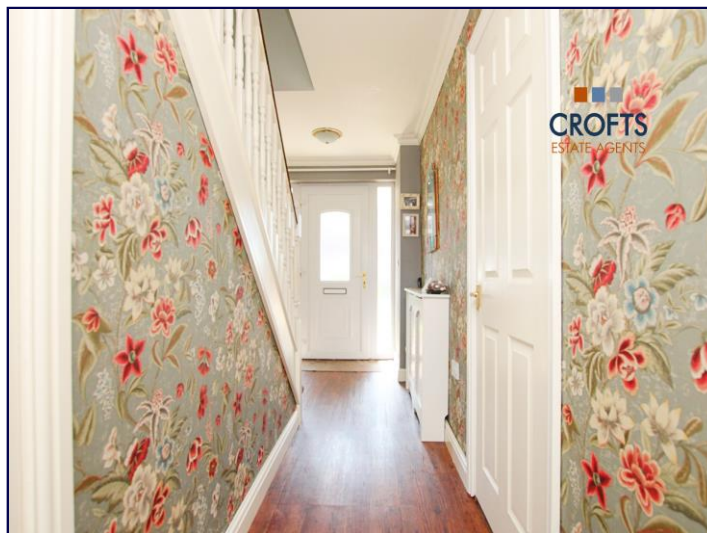
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.



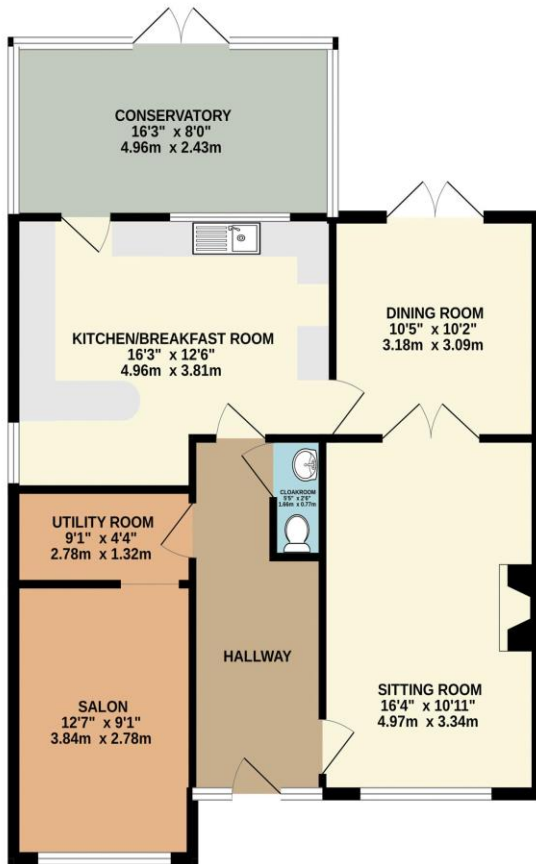
Mortgage and Financial Advice

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.

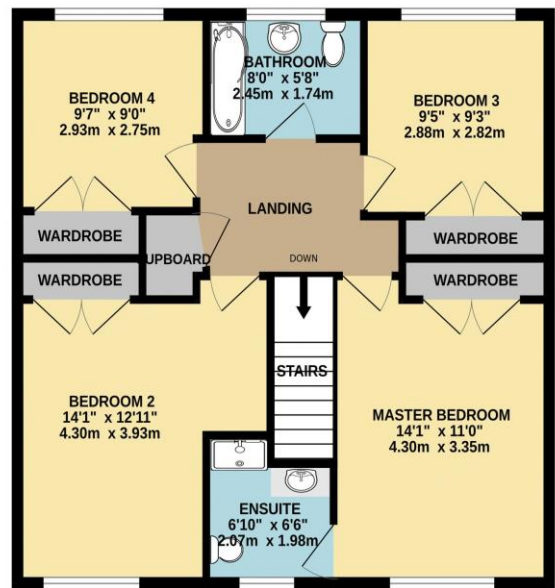
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
856 sq.ft. (79.5 sq.m.) approx.



1ST FLOOR
707 sq.ft. (65.7 sq.m.) approx.



TOTAL FLOOR AREA: 1563 sq.ft. (145.2 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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