



CROFTS ESTATE AGENTS

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IMMINGHAM

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



**The Cottage
Swinster Lane
East Halton
DN40 3NR**

**Offers in the Region Of
£310,000**

Welcome to 'The Cottage, Swinster Lane', a charming and well-presented detached cottage located on the sought-after Swinster Lane in the peaceful village of East Halton. Offering a wealth of traditional character features, excellent size gardens, and a move-in-ready interior, this delightful home is ideal for buyers seeking a blend of countryside charm and modern convenience. Internally, the property offers a welcoming feel with cosy sitting room, dining room with log burner, kitchen/diner is fitted with timeless shaker-style units, dining room with log burner, bathroom suite and utility. Upstairs, there are three good-sized bedrooms, each tastefully decorated and retaining period charm and a modern shower suite. The property also benefits from central heating and double glazing which were both installed in November 2023. Whether you're looking for a permanent residence, a countryside retreat, or a characterful downsizing opportunity, this home is sure to impress. Occupying a large plot, the property boasts solar panels which generate low cost electricity, ample off road parking and matured gardens to the front and rear.

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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Lounge

11' 10" x 12' 8" (3.60m x 3.86m)

Neutrally decorated with feature wall, this light and airy space comprises of carpeted flooring, radiator, electric fire and dual aspect uPVC windows

Dining Room

11' 10" x 13' 2" (3.60m x 4.01m)

Adjacent to the kitchen, this room boasts laminate flooring, radiator, neutral decor with feature wall, log burner and dual aspect uPVC windows.

Kitchen

9' 4" x 13' 2" (2.84m x 4.01m)

Benefitting from a mixture of base and wall mounted units, porcelain sink with drainer, range cooker with ceramic hob and extractor above, tiled flooring, dual aspect uPVC windows and uPVC rear door.

Bedroom 1

11' 10" x 13' 2" (3.60m x 4.01m)

Briefly comprising of carpeted flooring, radiator, neutral decor and dual aspect uPVC windows.

Bedroom 2

11' 10" x 12' 8" (3.60m x 3.86m)

Bedroom two briefly comprises of carpeted flooring, radiator, modern decor with feature wall and dual aspect uPVC windows

Bedroom 3

Briefly comprising of carpeted flooring, radiator, neutral decor and dual aspect uPVC windows.

Bathroom

6' 0" x 9' 4" (1.83m x 2.84m)

Located on the ground floor, this family bathroom suite comprises of a bath with shower above, WC, basin, tiled flooring, radiator and uPVC window to the side elevation

Shower Room

6' 0" x 9' 4" (1.83m x 2.84m)

Found on the first floor is this stylish three piece shower suite, which benefits from a corner shower, WC, vanity basin, vinyl flooring and uPVC window to the side elevation.

Externally

Set back from Swinster Lane, the property offers instant kerb appeal with well maintained front lawn, ample off road parking and a lovely white rendered exterior. The rear is equally lovely with matured garden with apple tree's, well stocked flower beds and patio area ideal for alfresco dining. The property, which occupies a large plot also boasts solar panels which generate low cost electricity.



OFFICE HOURS

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

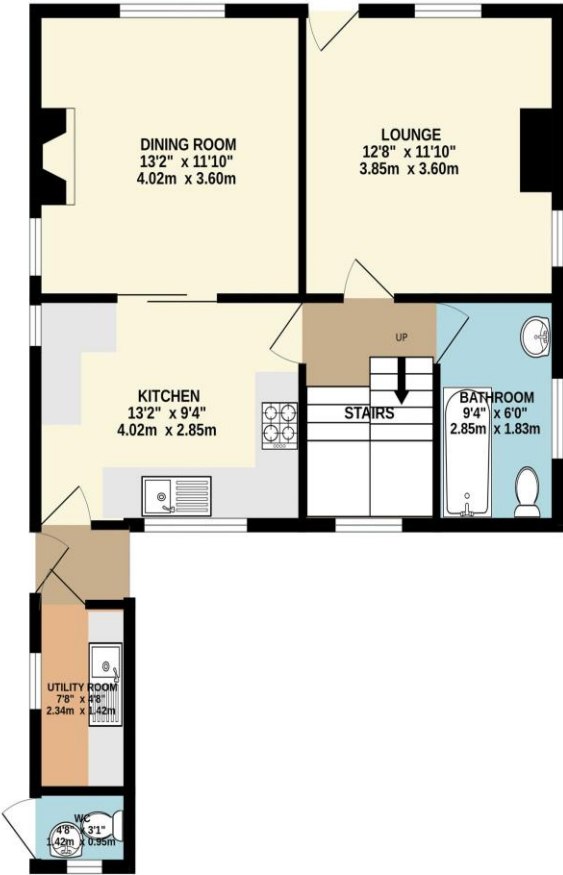
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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

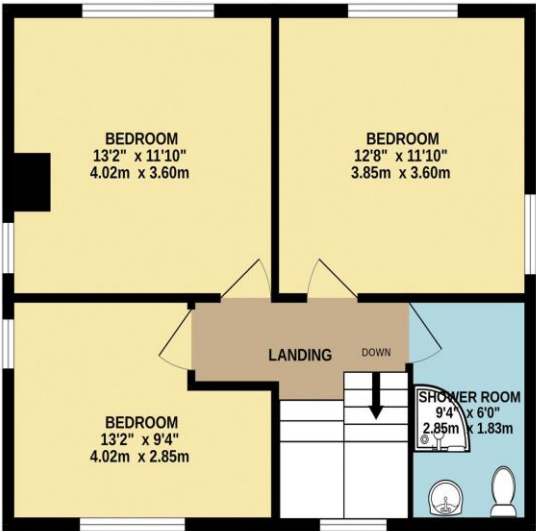




GROUND FLOOR
600 sq.ft. (55.8 sq.m.) approx.

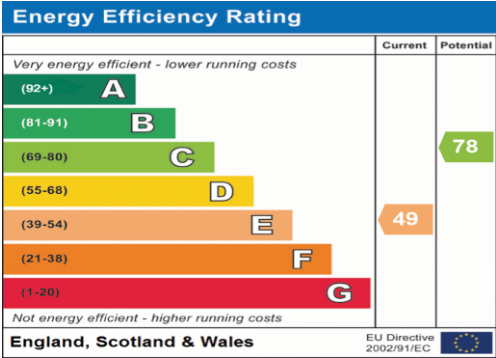


1ST FLOOR
542 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA: 1142 sq.ft. (106.1 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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