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



**Hallam Close
Barrow-Upon-Humber
DN19 7FD**

**Offers in the Region Of
£255,000**

Sure to turn heads is this immaculately presented, three bedroom detached house. Situated within the picturesque village of Barrow-Upon-Humber and ideally suited to young professionals or growing families alike. This delightful home is stylishly decorated throughout to a high-standard. With a modern, luxurious finish, this lovely home is also within walking distance to local shops and with good schools nearby. There are also excellent road links with easy access to the A15 and A180. Upon following the idyllic wraparound path to the front of the home, internal viewing will reveal the flexible accommodation that the ground floor has to offer, boasting a light, airy entrance hallway, cloakroom, a spacious open-plan sitting room, well appointed kitchen/dining room and conservatory. There is also a utility room and a further, generously proportioned reception room which presents the opportunity of flexible accommodation. Heading to the first floor you will find three good-sized bedrooms, one with ensuite and a modern family bathroom. Outside there is off-road parking, and well maintained lawn to the front. To the rear there is a secure garden with 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
Saturday
Sunday

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



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Entrance hall

The useful entrance hall briefly comprises of modern, neutral decor including feature wall, wood-effect laminate flooring, radiator, uPVC double-glazed window to the front elevation and uPVC double-glazed exterior door to the side elevation.

Cloakroom

5' 2" x 3' 4" (1.57m x 1.02m)

The cloakroom benefits from neutral decor, luxury tiled flooring, heated towel rail, W.C., hand basin with luxury splashback wall tiles, extractor fan and uPVC, double-glazed window to the front elevation.

Sitting room

12' 2" x 17' 0" (3.71m x 5.18m)

The spacious open-plan sitting room, leading to the open-plan kitchen/dining room benefits from modern, neutral decor with wallpapered feature wall, wood-effect laminate flooring, radiator, under stairs area for storage additional seating and uPVC, double-glazed windows to the front elevation.

Open plan kitchen/dining room

8' 7" x 17' 0" (2.61m x 5.18m)

The well-appointed open-plan kitchen/dining room briefly comprises of modern, neutral decor with wallpapered feature wall, metro wall and splashback tiles, wood-effect laminate flooring continued from the sitting room, base and wall units with modern worktop, built-in wine rack, sink with mixer tap, blomberg four-ring induction hob, extractor hood, integrated double oven, fridge/freezer and dishwasher and uPVC, double-glazed windows to the rear elevation.

Conservatory

11' 11" x 9' 3" (3.63m x 2.82m)

Light and airy, the spacious conservatory benefits from modern, neutral decor, wood-effect laminate flooring continued from the kitchen/dining room, uPVC, double-glazed windows to the side and rear elevation and uPVC, double-glazed sliding doors providing access out onto the rear garden, ideal for entertaining and al fresco dining.

Reception room/family room

15' 6" x 8' 10" (4.72m x 2.69m)

Providing the opportunity of flexible accommodation, the generously proportioned additional reception room/family room benefits from modern, neutral decor with feature wall, wood-effect laminate flooring continued from the utility room, radiator, built-in cupboard housing the fuse box and uPVC, double-glazed windows to the front.

Utility room

8' 10" x 5' 3" (2.69m x 1.60m)

The practical, generously-sized utility room benefits from modern, neutral decor, wood-effect laminate flooring, base units, wall unit housing the boiler, space and plumbing for a washing machine, space for a dryer, a concertinaing door giving access to the additional reception room/family room, uPVC, double-glazed windows to the rear elevation providing views over the garden and a uPVC exterior door to the side elevation.

First Floor Landing

The first floor landing benefits from neutral decor, luxury carpeted flooring continued from the stairs, access to the loft hatch, boiler cupboard housing the back boiler, radiator, centrally featured alcove with uPVC, dg window to the rear elevation.

Master bedroom

13' 4" x 12' 3" (4.06m x 3.73m)

The spacious master bedroom, benefitting from an ensuite, also briefly comprises of modern, neutral decor with feature wall, wood-effect laminate flooring, radiator and uPVC, double-glazed windows to the front elevation.

Ensuite to master bedroom

5' 1" x 6' 10" (1.55m x 2.08m)

The ensuite briefly comprises of neutral, modern decor, luxury floor, half-wall and round shower wall tiles, heated towel rail, extractor fan, W.C., basin with mixer tap in built-in vanity unit, corner shower with rainfall shower head and uPVC, double-glazed windows to the front elevation.

Bedroom 2

Spacious Bedroom 2 benefits from neutral decor, wood-effect laminate flooring, radiator, built-in wardrobe and uPVC, double-glazed windows to the front elevation.

Bedroom 3

9' 7" x 8' 6" (2.92m x 2.59m)

Well-proportioned bedroom 3 briefly comprises of modern, neutral decor with feature wall, wood-effect laminate flooring, radiator, built-in wardrobe and uPVC, double-glazed windows to the rear elevation.

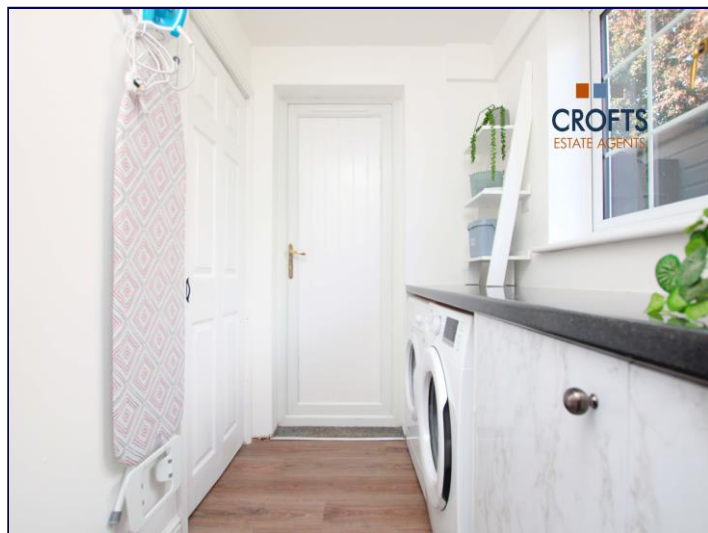
Family bathroom

8' 7" x 6' 4" (2.61m x 1.93m)

The family bathroom benefits from modern, neutral decor, neutral, luxury floor, half-wall and round bath wall tiles, modern radiator, P-shaped bath with mixer tap and over-bath electric shower, W.C., basin with mixer tap in built-in vanity unit, extractor fan, spotlight ceiling lighting and uPVC, double-glazed windows to the rear elevation.

Exterior

To the exterior, at the front there is a block-paved driveway providing off-road parking, a well-maintained lawn with feature flower bed and wraparound, paved path bordered by chippings leading to the front door. To the rear, the conservatory opens out onto a luxury paved path which borders a well maintained lawn and leads down to a generously proportioned patio area, ideal for entertaining or al fresco dining with the family. There is also space for a large garden shed and in a further block-paved area, another ideal sun trap for informal seating. The secure rear garden has fencing to the perimeter and a tall side gate, ideal for families.



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

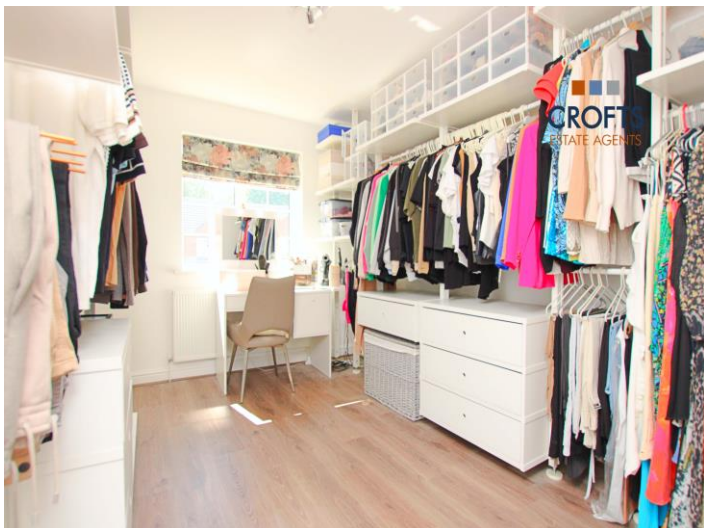
Band C: To confirm council tax banding for this property please view the website- www.voa.gov.uk/cti

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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.



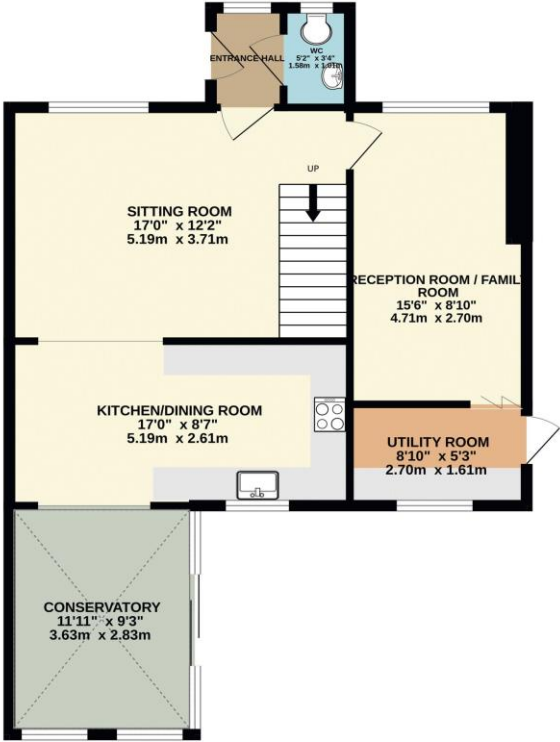
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With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising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

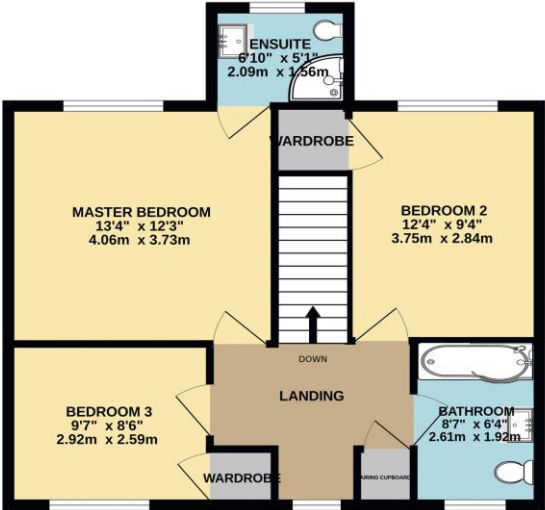
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR

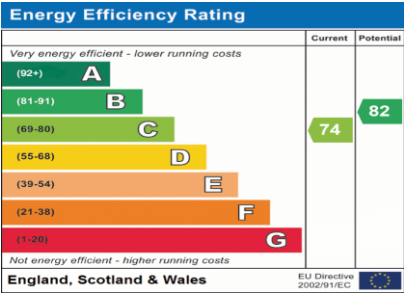


1ST FLOOR



30 HALLAM CLOSE

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.
Made with Metropix 6/2025



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