



43 School Road  
South Killingholme  
DN40 3HS

Offers in the Region Of  
£146,000

Crofts Estate Agents are delighted to bring to the market this two bed semi detached bungalow, located in the village of South Killingholme. The property has undergone a complete transformation over the past couple of years, with the current owners injecting life into this home and bringing it up to modern day standards. Heading inside this property will reveal the porch, which then brings you into the entrance hallway, lounge, open plan kitchen-living space, conservatory, two excellent size bedrooms and a bathroom. Externally there is ample off road parking to the front with an integral garage, which can be accessed through the up and over door or the door off of the kitchen. The rear garden is private and enclosed and provides a lovely space to entertain guests in the warmer months. Early viewings are strongly advised, in order to fully appreciate all that is on offer.



PASSIONATE ABOUT PROPERTY

IMMINGHAM

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

Address  
Email  
Website

: 21 Kennedy Way, Immingham, DN40 2AB  
: immingham@croftsestateagents.co.uk  
: www.croftsestateagents.co.uk

OFFICE HOURS

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



#### Front

Located within a quiet residential area, this semi detached bungalow boasts ample off road parking to the front with an integral garage. The garage can be accessed off of the kitchen and is currently used as a workshop. There is also set in lawn, brick wall, gated entrance, resin driveway and access down the side into the rear garden.

#### Lounge

13' 7" x 10' 6" (4.14m x 3.20m)

Located at the front of this home is the cosy, yet deceptively spacious lounge. Decorated with modern, light colours, this room comprises of a feature gas fireplace, coving to the ceiling, carpeted flooring and uPVC window.

#### Kitchen-living space

16' 11" x 10' 6" (5.15m x 3.20m)

Having been extended over the years, this open plan kitchen living space offers a brilliant place to entertain guests or dine. Carefully designed, this beautiful solid oak kitchen boasts storage to base and eye level, breakfast bar area, sink with draining board and plumbing for a washing machine. The snug/living area offers space for a sofa and TV on the wall.

#### Conservatory

10' 3" x 14' 1" (3.12m x 4.29m)

A handy addition to the property, is this spacious conservatory, which makes a perfect dining room as it is located off of the kitchen. There is tiled flooring, french doors to the rear and recently upgraded uPVC windows all round allowing plenty of natural daylight to enter the property.

#### Bedroom 1

11' 6" x 11' 5" (3.50m x 3.48m)

The master bedroom, which is the larger of the two, benefits from carpeted flooring, radiator, coving to the ceiling and uPVC window to the rear elevation.

#### Bedroom 2

10' 9" x 7' 8" (3.27m x 2.34m)

The second bedroom, which again is a really good size, benefits from carpeted flooring, radiator, coving to the ceiling and uPVC window to the front elevation.

#### Bathroom

7' 2" x 5' 1" (2.18m x 1.55m)

This modern bathroom suite benefits from shower cubical, WC, vanity basin, laminate flooring, radiator and uPVC window to the side elevation.

## Rear Garden

The rear garden, which can be accessed from the conservatory or side gate, is generously sized, benefitting from a mixture of set in lawn, patio area and raised area to the rear which could be a play area or made into a decking area. There is also outdoor lighting, power, resin patio, shed with power and fencing around the perimeter.



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9am to 3pm

Closed

## 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 A: 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.

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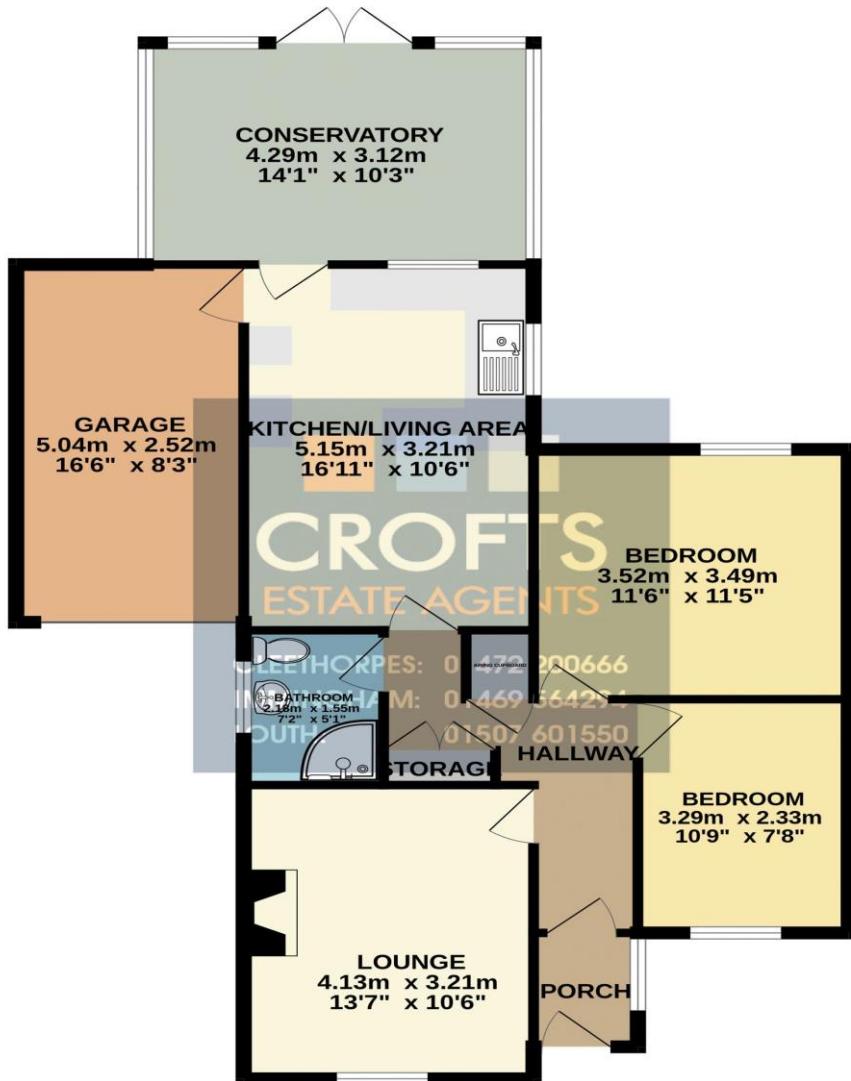
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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**GROUND FLOOR**  
87.8 sq.m. (945 sq.ft.) approx.



TOTAL FLOOR AREA : 87.8 sq.m. (945 sq.ft.) approx

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