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



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**Fritillary Drive
Healing
Grimsby
DN41 7AH**

**Offers in the Region Of
£159,950**

Situated in the heart of the sought-after village of Healing, this modern two-bedroom mid-terrace house offers the perfect blend of contemporary living and village charm. Located in Healing, a village known for its welcoming community, excellent local amenities, and well-regarded schools, this property is ideally placed for families, first-time buyers, or professionals seeking a balance between countryside living and easy access to nearby Grimsby and Cleethorpes. The property is beautifully presented throughout, featuring a light and airy living space with modern décor and quality finishes. The fitted kitchen is well-designed with ample storage and workspace, making it ideal for both everyday living and entertaining. Upstairs, there are two generously sized bedrooms along with a stylish family bathroom. Both rooms benefit from plenty of natural light, providing a comfortable and inviting feel. To the rear, the property boasts a private, low-maintenance garden—perfect for relaxing outdoors. Parking is available to the front, adding to the convenience of this lovely home.

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



Lounge

12' 3" x 15' 7" (3.73m x 4.75m)

This rather spacious living room benefits from carpeted flooring, radiator, neutral decor and uPVC window to the front elevation.

Kitchen/Diner

11' 8" x 12' 3" (3.55m x 3.73m)

Located to the rear of the property is this modern kitchen which boasts base and wall mounted units, integral oven, hob with extractor above, one and a half sink with drainer, tiled splashback, tiled flooring and uPVC window and door to the rear.

Bedroom 1

12' 3" x 12' 3" (3.73m x 3.73m)

Bedroom one briefly comprises of carpeted flooring, radiator, neutral decor, built in storage and uPVC window to the front elevation.

Bedroom 2

8' 6" x 12' 3" (2.59m x 3.73m)

Bedroom two briefly comprises of carpeted flooring, radiator, neutral decor and uPVC window to the rear elevation.

WC

3' 8" x 5' 11" (1.12m x 1.80m)

Briefly comprising of WC, basin, tiled flooring, neutral decor with feature wall and extractor fan.

Bathroom

5' 3" x 6' 6" (1.60m x 1.98m)

Benefitting from a bath with shower above, WC, vanity basin, vinyl flooring, towel rail radiator and LED lighting.

Externally

To the rear, the property boasts a private, low-maintenance garden—perfect for relaxing outdoors. Parking is available to the front, adding to the convenience of this lovely home.

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, all viewings are strictly by appointment only please.

Council Tax Information

Band B: 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.

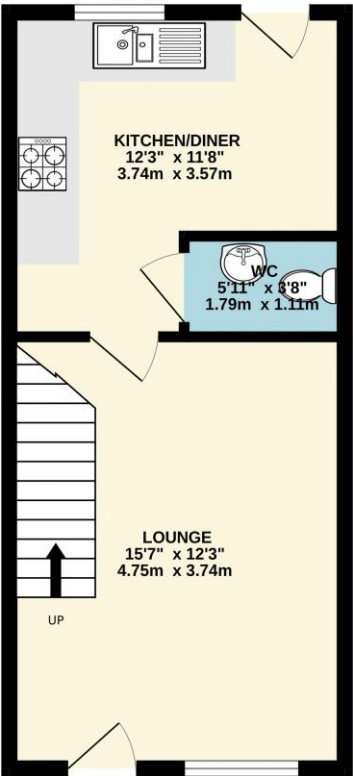
Mortgage and Financial Advice

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.

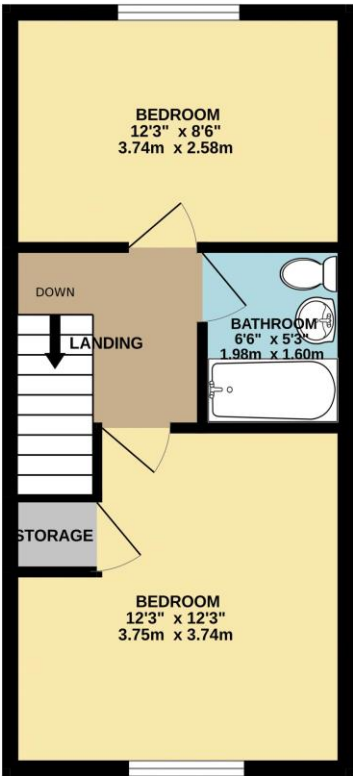
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
335 sq.ft. (31.1 sq.m.) approx.



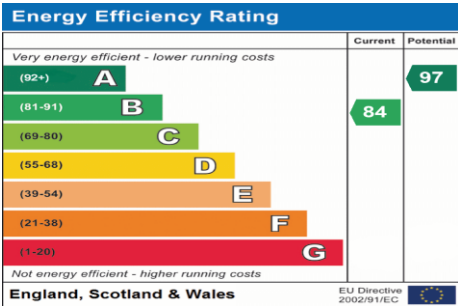
1ST FLOOR
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 670 sq.ft. (62.3 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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