



30 Carlton Avenue  
Healing  
DN41 7PJ

Offers in the Region Of  
£217,950

**MOVE STRAIGHT IN!** Nestled in the sought-after village of Healing, this beautifully presented, deceptively spacious, stylish two bedroom semi-detached bungalow has been newly renovated to a high standard, boasting an immaculate finish throughout. Situated in the popular village of Healing, with highly regarded schools and excellent local amenities close by, this home truly ticks all the boxes, offering modern living, ample off-road parking and a generously proportioned garden in a desirable, location. Thoughtfully modernised throughout, the property benefits from an Entrance Hallway, impressively proportioned open-plan Sitting Room/Dining Room, Inner Hallway and sleek, well

appointed, modern Kitchen/Breakfast Room. The bungalow also offers two well-proportioned bedrooms and a chic, modern Bathroom. Outside, there is a driveway and detached garage providing ample off-road parking. In addition, the property benefits from a generously-sized, well-manicured enclosed rear garden including two spacious patio areas, one being accessed from the property via the double french doors, bringing the outside in and making it ideal for relaxing or entertaining.

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



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## **Hallway**

Light and airy, the welcoming Hallway benefits from a double-glazed front door, modern, neutral decor, luxury carpeted flooring, modern internal wooden doors, radiator, metal light switches and sockets, spotlight ceiling lighting and loft hatch access.

## **Sitting Room/Dining Room**

23' 2" x 13' 11" (7.06m x 4.24m)

The impressively spacious open plan Sitting Room/Dining Room briefly comprises of modern, neutral decor, luxury carpeted flooring, modern internal wooden doors, radiator, metal light switches and sockets, spotlight ceiling lighting and uPVC double-glazed french doors, opening out onto the patio and rear garden, perfect for entertaining and relaxing.

## **Kitchen/Breakfast Room**

10' 3" x 12' 4" (3.12m x 3.76m)

Finished to a high standard throughout, the newly installed, well-appointed Kitchen/Breakfast Room benefits from luxury tiled flooring and splashback wall tiles, modern, neutral worktops and handleless base and wall units, extractor hood, radiator, sink with mixer tap and draining board, modern internal wooden doors, radiator, space and plumbing for a washing machine, and uPVC double-glazed rear door, integrated dishwasher, fridge/freezer and Beko double oven and kitchen island with base units, built-in drawers, sleek four ring Cooke and Lewis hob and space for breakfast bar stools.

## **Bathroom**

6' 0" x 9' 5" (1.83m x 2.87m)

Finished to a high standard, the newly installed modern Bathroom briefly comprises of modern neutral decor, luxury floor and round the bath wall tiles, bath with mixer tap, shower screen and over bath shower with rainfall showerhead, modern W.C. and vanity unit with basin with mixer tap, tall heated towel rail, spotlight ceiling lighting, extractor fan and uPVC, double-glazed window to the side elevation.

## **Master Bedroom**

12' 9" x 12' 4" (3.88m x 3.76m)

The Master Bedroom briefly comprises of from modern, neutral decor, luxury carpeted flooring, modern internal wooden doors, radiator, metal light switches and sockets, spotlight ceiling lighting and uPVC, double-glazed windows to the front elevation.

## **Bedroom 2**

10' 6" x 10' 0" (3.20m x 3.05m)

Bedroom 2 briefly comprises of from modern, neutral decor, luxury carpeted flooring, modern internal wooden doors, radiator, metal light switches and sockets, spotlight ceiling lighting and uPVC, double-glazed windows to the front elevation.

## **Rear Hallway**

The Rear Hallway benefits from modern, neutral decor, luxury tiled flooring and a useful tall storage cupboard housing the fuse box.

## Exterior

Occupying a generously-sized plot with driveway and detached garage providing ample off road parking, the property also benefits from a neat, low maintenance front garden with a wraparound white picket fence and wrought iron front garden gate. The impressively proportioned enclosed rear garden benefits from fencing around the perimeter, affords privacy and includes two spacious patio areas and an impressively-sized well-manicured lawn, ideal for families, entertaining or al-fresco dining.



Immingham 01469 564294

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## 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 B: 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.

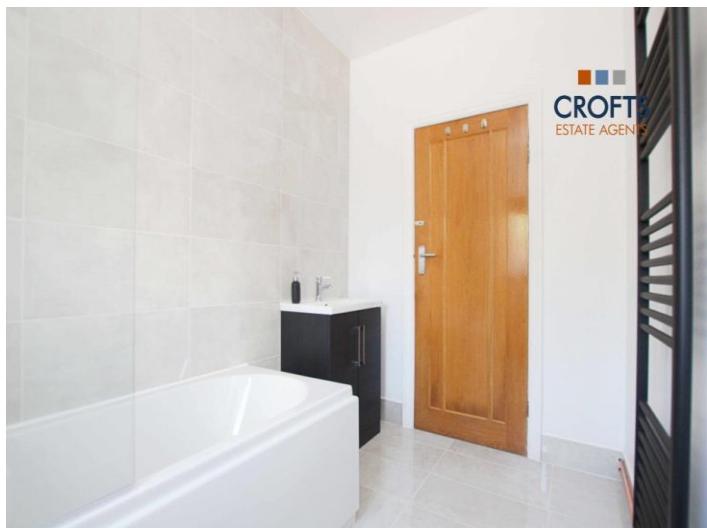
## Property Management

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.

## Mortgage and Financial Advice

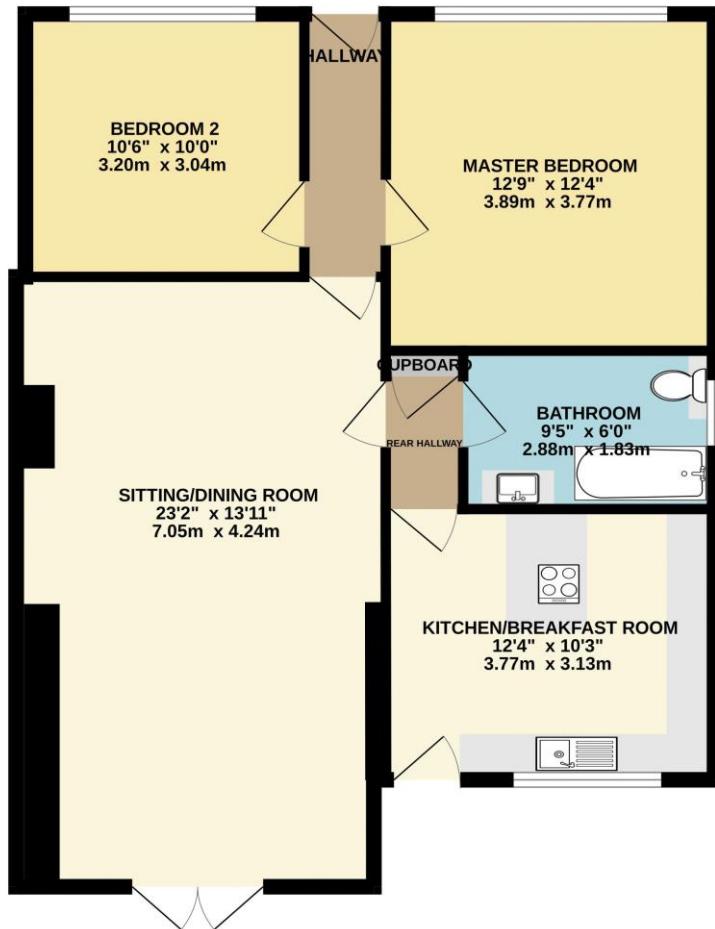
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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





GROUND FLOOR  
789 sq.ft. (73.3 sq.m.) approx.



TOTAL FLOOR AREA: 789 sq.ft. (73.3 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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