



40 Burton Road
Immingham
DN40 2NZ

Offers in the Region
Of £249,950

HOME, SWEET HOME! Ideal for families and modern professionals, this stylishly presented four bedroom detached home is found in the town of Immingham. Immaculately presented throughout, the property is within close proximity to a range of local amenities with good schools for all ages within walking distance. The property also has excellent road links with both the A180 and Grimsby easily accessible. With modern decor, the property briefly comprises of an entrance hallway, sitting room, spacious open-plan kitchen/dining room, utility room/walk-in pantry and cloakroom. Heading to the generously proportioned first floor landing there are four good-sized bedrooms, including the Master Bedroom with Ensuite and a family bathroom. To the outside of the property, to the front, there is a well-manicured lawn and block-paved driveway leading to the integral garage, affording the property ample off-road parking for three vehicles. To the rear, there is a well-proportioned enclosed garden comprising of a spacious lawn, gated access to the front of the property and generously proportioned patio, ideal for entertaining and relaxing.

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Hallway

The welcoming Hallway benefits from modern decor, carpeted flooring continued up the staircase, radiator, access to a useful understairs cupboard and double-glazed window and door to the front elevation.

Sitting Room

19' 11" x 10' 2" (6.07m x 3.10m)

The stylish Sitting Room briefly comprises of modern decor with feature wall, luxury carpeted flooring, feature fireplace with gas fire, radiator and bay style uPVC, double-glazed windows to the front elevation.

Kitchen/Dining Room

9' 5" x 26' 2" (2.87m x 7.97m)

The spacious open-plan Kitchen/Dining Room benefits from modern, neutral decor including metro-style splashback tiles and a feature wall, wood-effect vinyl flooring, radiators, modern base and walls units with wood-effect worktops, space for American-style fridge/freezer, 1.5 sink with mixer tap and draining board, four-ring gas hob, Russell Hobbs extractor hood, integrated Electrolux double oven, Hotpoint dishwasher and uPVC, double-glazed windows and French doors to the rear elevation, the latter opening out onto the patio, ideal for entertaining and al fresco dining.

Utility Room/Walk-In Pantry

4' 3" x 8' 3" (1.29m x 2.51m)

The practical Utility Room/Walk-In Pantry benefits from modern neutral decor including metro-style splashback wall tiles, wood-effect vinyl flooring continued from the Kitchen/Dining Room, modern, neutral base units, including pantry cupboard, radiator, space for a washing machine and uPVC double-glazed windows to the side elevation.

Cloakroom

5' 10" x 2' 10" (1.78m x 0.86m)

The downstairs Cloakroom benefits from modern wallpapered decor, wood-effect vinyl flooring, hand basin with luxury splashback tile, W.C., radiator and extractor fan.

Integral Garage

15' 9" x 8' 3" (4.80m x 2.51m)

The integral Garage briefly comprises of up and over door.

Landing

The generously proportioned Landing briefly comprises of modern decor, carpeted flooring, radiator and access to the airing cupboard, housing the boiler.

Master Bedroom

15' 7" x 10' 3" (4.75m x 3.12m)

The Master Bedroom benefits from neutral decor, luxury carpeted flooring, radiator, built-in wardrobes, access to the ensuite and uPVC, double-glazed windows to the front elevation.

Ensuite

5' 9" x 6' 9" (1.75m x 2.06m)

The Ensuite briefly comprises of modern decor and flooring, tall, heated towel rail, luxury tiles around the shower and one half wall, W.C. and stylish vanity base unit with round bowl hand basin with mixer tap and uPVC, double-glazed window to the front elevation.

Bedroom 2

13' 9" x 8' 11" (4.19m x 2.72m)

Bedroom 2 benefits from modern, neutral decor with wallpapered feature wall, luxury carpeted flooring, radiator and uPVC, double-glazed window to the front elevation.

Bedroom 3

10' 4" x 10' 3" (3.15m x 3.12m)

Bedroom 3 briefly comprises of modern, neutral decor, luxury carpeted flooring, radiator and uPVC, double-glazed window to the rear elevation.

Bedroom 4

12' 3" x 8' 11" (3.73m x 2.72m)

Bedroom 4 benefits from modern decor, luxury carpeted flooring, radiator and uPVC, double-glazed window to the rear elevation.

Bathroom

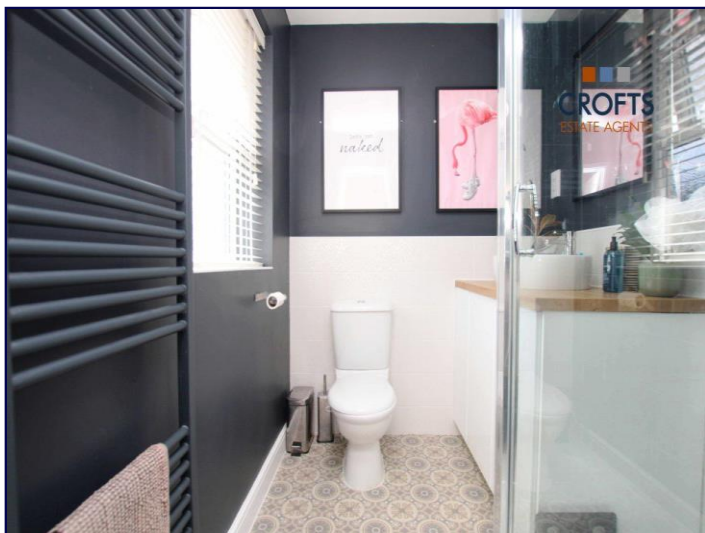
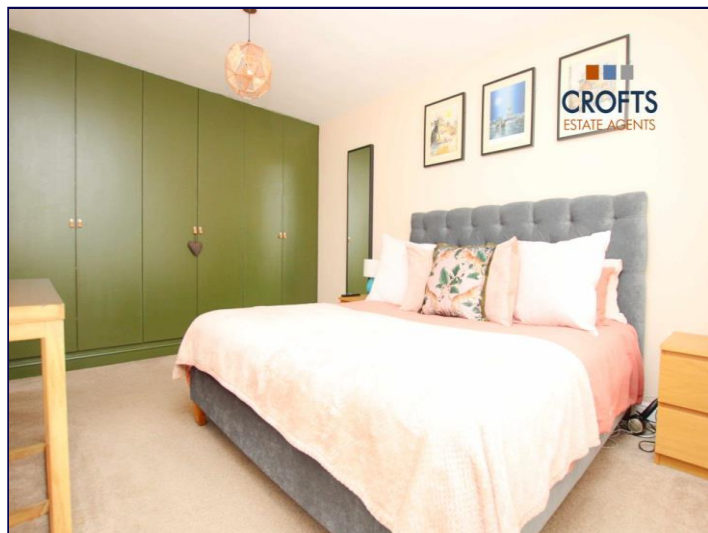
6' 9" x 6' 7" (2.06m x 2.01m)

The Bathroom briefly comprises of modern, neutral decor, wood-effect flooring, round-the-bath wall tiles and half wall tiles behind the W.C. and basin, tall, heated towel rail, bath with mixer tap and over-bath shower, W.C., basin with mixer tap and uPVC, double-glazed window to the rear elevation.

Exterior

To the exterior, at the front of the property there is a block-paved driveway leading to the integral garage, providing off-road parking and a well-maintained lawn with mature hedges. To the rear the well-proportioned garden, with mature plant, shrub and fruit tree borders has a secure fence to the perimeter and a tall garden gate providing useful but secure side access to the front. There is also

a spacious patio, ideal for al fresco dining and hosting family and friends .



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.



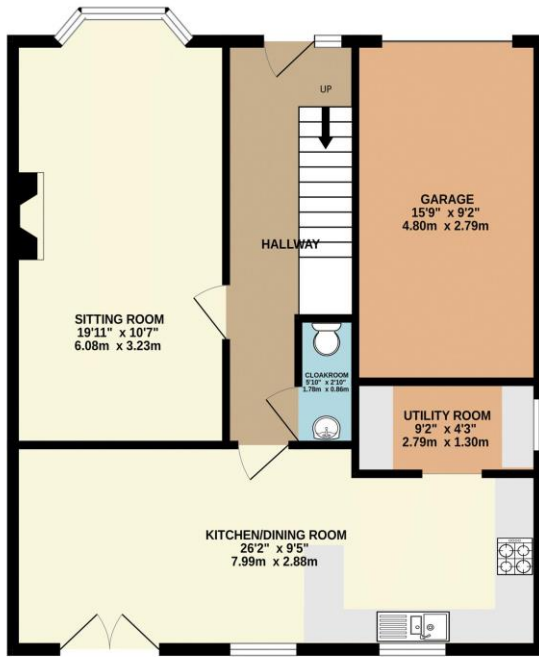
Mortgage and Financial Advice

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.

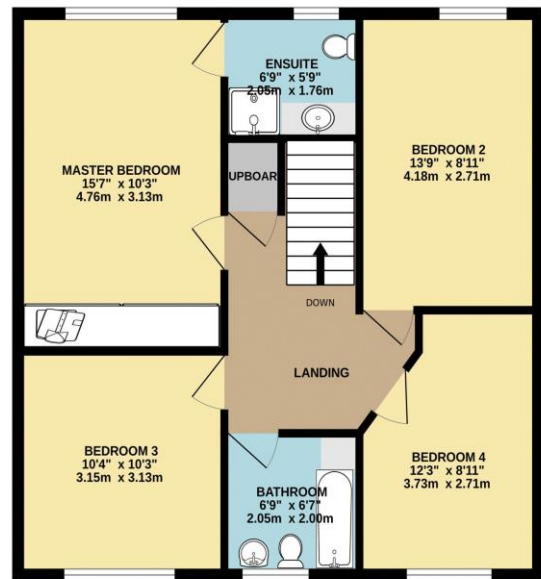
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
738 sq.ft. (68.6 sq.m.) approx.



1ST FLOOR
672 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA: 1410 sq.ft. (131.0 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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