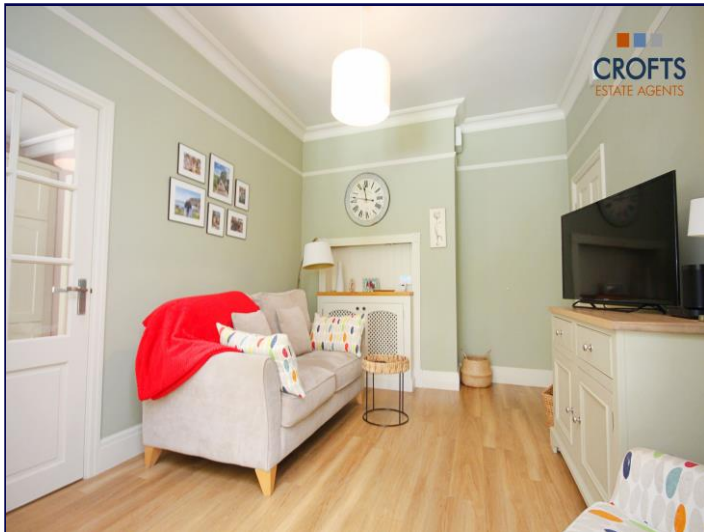
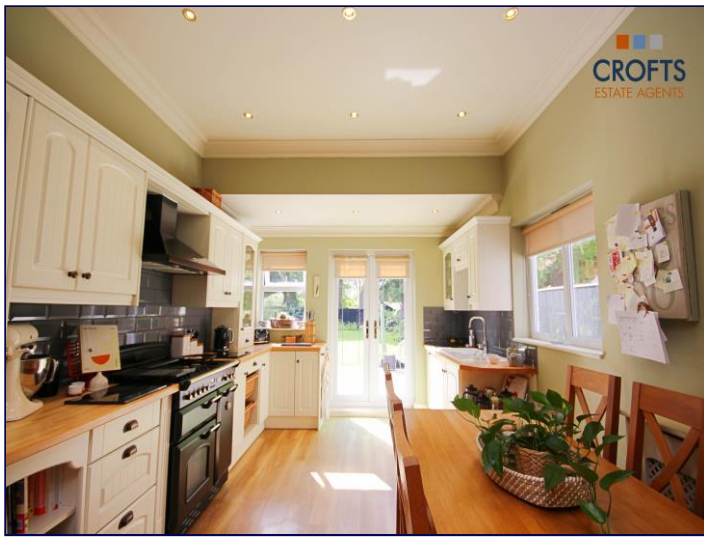




6 Nicholson Road
Healing
Grimsby
DN41 7RX

Offers in the Region Of
£520,000

Situated in the highly sought-after village of Healing, this impressive four-bedroom detached home occupies a fantastic size plot and offers a perfect blend of space, style and comfort. Located in a peaceful setting within the desirable village of Healing, this stunning home enjoys excellent local amenities, highly regarded schools, and convenient transport links, making it an ideal choice for families looking for their forever home. The property stands proudly within its large grounds, providing excellent kerb appeal and plenty of outdoor space for family living. Inside, the accommodation is both spacious and beautifully presented, featuring a welcoming entrance hall, two generous living areas, a modern fitted kitchen, utility and WC to the ground floor. Heading to the first floor you will find four bedrooms three being doubles and a well appointed family bathroom suite. Outside, the property boasts an expansive, well manicured garden, creating ideal for entertaining or relaxing, along with ample off-road parking and a garage to the front. Viewings are highly recommended in order to fully appreciate all that this delightful home has to offer.



Lounge

13' 4" x 15' 3" (4.06m x 4.64m)

This beautifully presented living room blends contemporary comfort with traditional charm. A striking high ceiling enhances the sense of space and light, while tasteful décor and elegant finishes create a warm and inviting atmosphere. Perfect for both relaxing evenings and stylish entertaining, the room balances modern design with timeless character.

Family room

13' 1" x 14' 11" (3.98m x 4.54m)

A well-presented family room enjoying a charming bay window that floods the space with natural light. Offering a warm and versatile setting, this inviting room is ideal for both everyday living and family gatherings.

Sitting/dining room

10' 3" x 12' 8" (3.12m x 3.86m)

Kitchen

10' 3" x 14' 9" (3.12m x 4.49m)

A well-presented kitchen blending traditional style with modern finishes, offering a range of fitted units, quality work surfaces and integrated appliances. Designed with both practicality and comfort in mind, it provides the perfect space for family living and entertaining.

Utility room

8' 2" x 12' 9" (2.49m x 3.88m)

A practical utility room providing additional space for laundry and household tasks, complete with fitted units and plumbing for appliances. An ideal addition to keep everyday living organised and convenient.

WC

2' 7" x 4' 11" (0.79m x 1.50m)

Bedroom 1

12' 7" x 13' 4" (3.83m x 4.06m)

The master bedroom briefly comprises of carpeted flooring, radiator, modern decor, LED lighting and uPVC window to the front elevation

Bedroom 2

11' 11" x 13' 1" (3.63m x 3.98m)

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

Bedroom 3

10' 3" x 13' 5" (3.12m x 4.09m)

Briefly comprising of carpeted flooring, modern decor with half wall panel feature, radiator and dual aspect uPVC windows.

Bedroom 4

6' 4" x 7' 7" (1.93m x 2.31m)

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

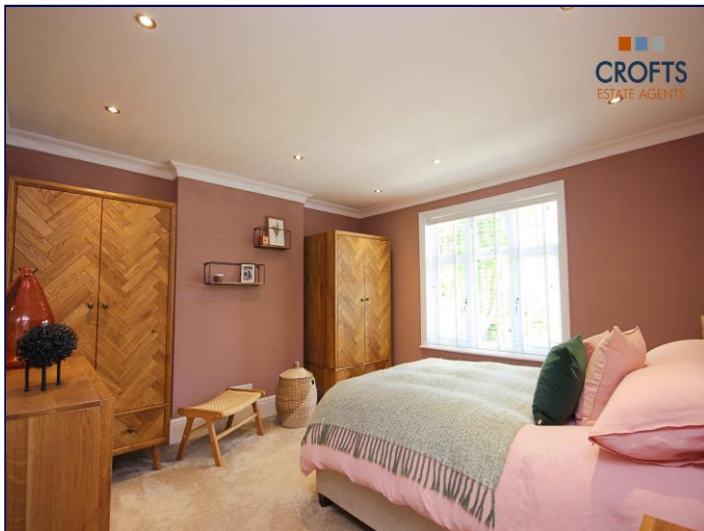
Bathroom

6' 5" x 9' 4" (1.95m x 2.84m)

A stylish bathroom fitted with a modern four-piece suite, comprising a bath, separate shower, wash hand basin and WC. Finished to a high standard, it offers both comfort and practicality for everyday living.

Externally

Set within a generous plot, the property enjoys a large, well-manicured rear garden with spacious lawned areas and mature borders. A patio seating area offers the perfect space for outdoor dining, entertaining, or simply relaxing in a private setting. The front provides ample off road parking through a recently upgraded stoned driveway with brick boarder. There is also an integral garage which benefits from electric roller door, power and lighting.



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

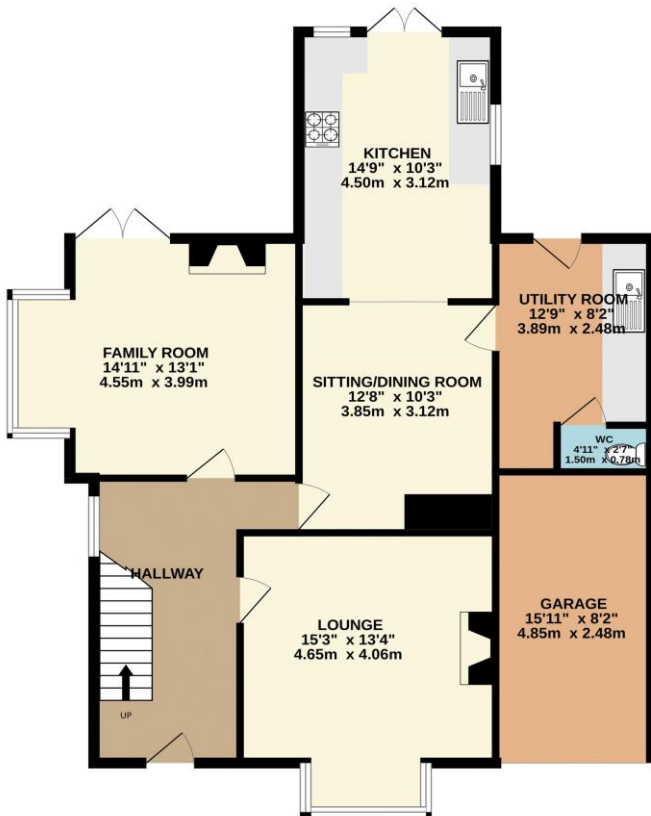
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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
983 sq.ft. (91.3 sq.m.) approx.



1ST FLOOR
674 sq.ft. (62.6 sq.m.) approx.



TOTAL FLOOR AREA: 1657 sq.ft. (153.9 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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