



CROFTS ESTATE AGENTS

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


CROFTS
ESTATE AGENTS



**Magnolia Rise
Immingham
DN40 1LZ**

**Offers in the Region Of
£145,000**

Being sold with NO FORWARD CHAIN is this three bedroom semi-detached dormer bungalow which is situated in a quiet residential area of Immingham, offering versatile living space that will appeal to a range of buyers. The property briefly comprises of a welcoming entrance hallway, spacious lounge, fully fitted kitchen, two bedrooms and a ground floor bathroom. Upstairs there is an additional bedroom with access to the eaves. Externally, the property occupies a good-sized plot with a low-maintenance front garden, driveway providing off-road parking, and a detached garage. To the rear, there is a private enclosed garden, perfect for outdoor entertaining or family use. This home offers flexibility and comfort, making it ideal for families, downsizers, or first-time buyers alike. Viewing is highly recommended to appreciate all that this dormer bungalow has to offer.

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

11' 3" x 13' 6" (3.43m x 4.11m)

This spacious living room benefits from carpeted flooring, tasteful decor, gas fire, radiator and uPVC window to the front elevation.

Kitchen/Diner

10' 1" x 12' 6" (3.07m x 3.81m)

A well-presented kitchen fitted with a range of units and ample work surfaces, providing a practical space for everyday use with scope for modernisation to suit personal taste.

Bedroom 1

9' 6" x 12' 0" (2.89m x 3.65m)

Bedroom one briefly comprises of carpeted flooring, radiator, coving and uPVC window to the rear elevation.

Bedroom 2

7' 11" x 8' 4" (2.41m x 2.54m)

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

Bedroom 3

11' 6" x 11' 9" (3.50m x 3.58m)

Located on the first floor is the third bedroom which comprises of carpeted flooring, radiator, eaves storage and uPVC window to the rear elevation.

Bathroom

5' 0" x 8' 7" (1.52m x 2.61m)

A well-presented bathroom fitted with a corner bath, offering both comfort and functionality, with complementary fixtures and a bright, clean finish.

Externally

Externally, the property occupies a good-sized plot with a low-maintenance front garden, driveway providing off-road parking, and a detached garage. To the rear, there is a private enclosed garden, perfect for outdoor entertaining or family use.

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.

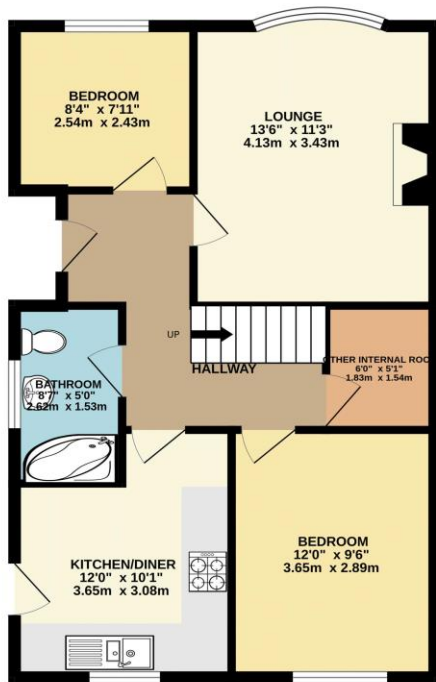
Mortgage and Financial Advice

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
602 sq.ft. (55.9 sq.m.) approx.



1ST FLOOR
261 sq.ft. (24.2 sq.m.) approx.



TOTAL FLOOR AREA: 862 sq.ft. (80.1 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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