



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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


CROFTS
ESTATE AGENTS



56 Greengate Lane
South Killinghome
DN40 3HD

Offers in the Region Of
£230,000

Crofts Estate Agents have the pleasure of bringing to the market this stylish three bed detached bungalow, which is situated in the village of South Killinghome. Occupying a fantastic size corner plot, this modern bungalow boasts excellent size gardens to the front and rear, ample off road parking and an insulated summerhouse with power and lighting. Heading into this delightful property will reveal the entrance hallway, spacious lounge with dual aspect windows, modern kitchen with lean to, three bedrooms and a family bathroom suite. Externally, there is a vast amount of parking to the front, with space for a garage, if required. The rear garden is fairly low maintenance with majority laid to lawn, patio area and summerhouse. Another benefit is that the property comes with solar panels, which are owned and provide low cost electricity. Early viewing is essential to avoid disappointment.

Address : 21 Kennedy Way, Immingham, DN40 2AB
Email : immingham@croftsestateagents.co.uk
Website : www.croftsestateagents.co.uk

OFFICE HOURS

Mon to Fri
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3pm
Closed



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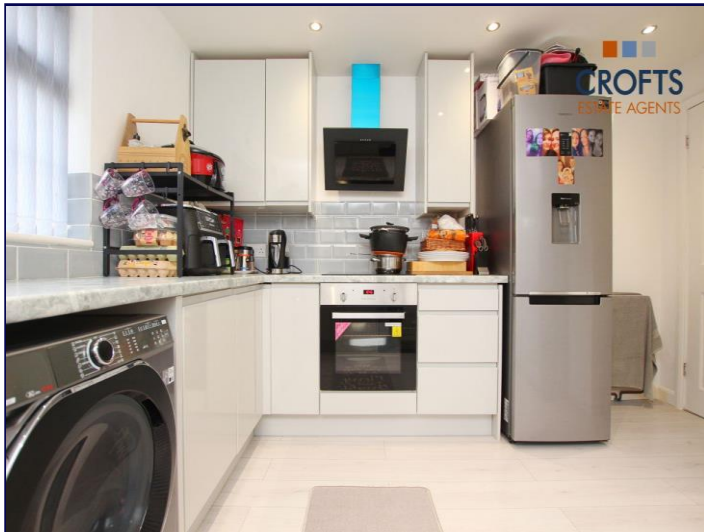
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Lounge

11' 9" x 15' 5" (3.58m x 4.70m)

Located at the front of the property is the spacious lounge, which is decorated to a modern standard with white walls and a grey feature wall, radiator, luxury carpet, wall mounted electric fire with LED lighting and dual aspect windows with bay to the front.

Kitchen

10' 6" x 11' 9" (3.20m x 3.58m)

This modern fully fitted kitchen, which was installed in 2022, benefits from a range of handleless gloss finished units, with roll top worktops above. Blending in nicely with the decor scheme, there is water resistant laminate flooring. There is also plumbing for a washing machine, integral oven, induction hob and extractor above and sink with draining board.

Bedroom 1

10' 5" x 13' 11" (3.17m x 4.24m)

Bedroom one briefly comprises of carpeted flooring, modern, light decor, radiator and uPVC window to the front elevation.

Bedroom 2

9' 9" x 9' 11" (2.97m x 3.02m)

Bedroom two briefly comprises of carpeted flooring, modern decor with feature wall, radiator and uPVC window to the rear elevation.

Bedroom 3

7' 0" x 11' 9" (2.13m x 3.58m)

Bedroom three briefly comprises of carpeted flooring, radiator, storage cupboard and uPVC window to the side.

Bathroom

6' 8" x 6' 10" (2.03m x 2.08m)

This elegant three piece bathroom suite comprises of a fitted circular shape bath with shower above, WC and vanity basin. There is also water resistant laminate flooring, tiling around the bath, radiator and uPVC window to the rear.

Exterior

Externally, there is a vast amount of parking to the front, with space for a garage, if required. The rear garden is fairly low maintenance with majority laid to lawn. There is also a large insulated cabin which is ideal for entertaining guests and benefits from power and lighting. Another benefit is that the property comes with solar panels, which are owned and provide low cost electricity.



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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

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

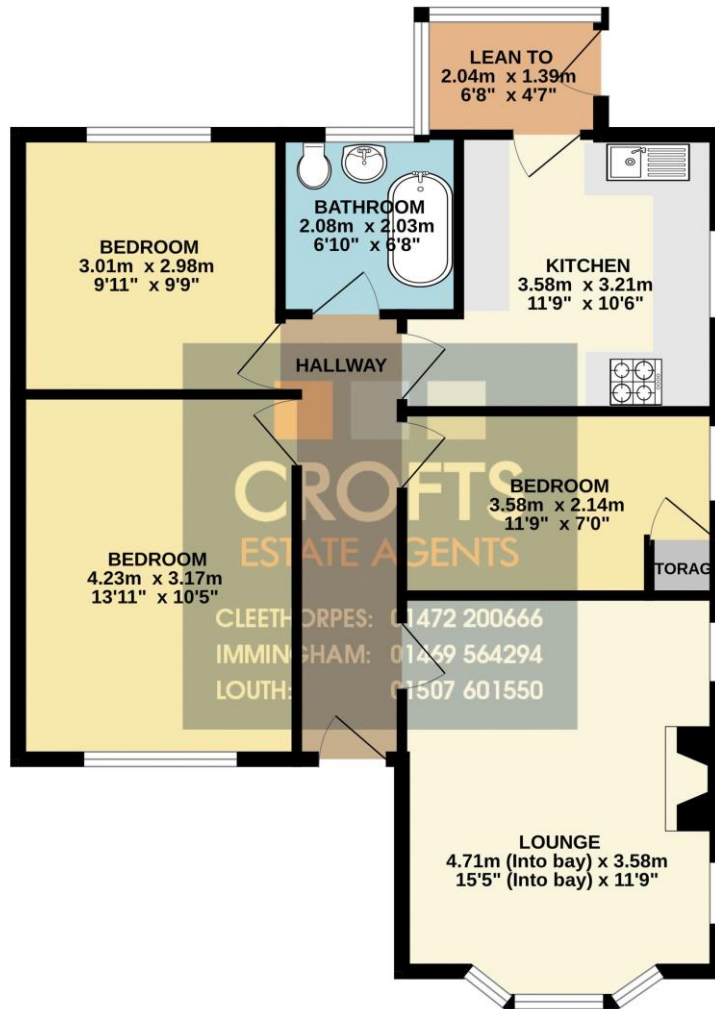
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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



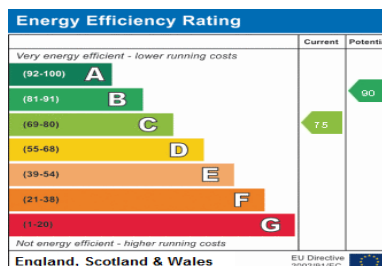


GROUND FLOOR
69.2 sq.m. (745 sq.ft.) approx.



TOTAL FLOOR AREA : 69.2 sq.m. (745 sq.ft.) 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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