



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

IMMINGHAM

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



10 Magnolia Rise
Immingham
DN40 1LZ

Offers in the Region Of £199,950

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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/Diner

10' 11" x 19' 2" (3.32m x 5.84m)

A bright and spacious lounge-diner offering plenty of room for relaxation and entertaining, with ample natural light and a seamless flow between living and dining areas. The room also comprises of electric fire, modern decor and dual aspect uPVC windows with bay to the front.

Kitchen

10' 11" x 16' 6" (3.32m x 5.03m)

A modern fitted kitchen offering a range of sleek units, ample worktop space, and integrated appliances — perfect for everyday cooking and entertaining.

Bedroom 1

10' 10" x 11' 5" (3.30m x 3.48m)

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

Bedroom 2

9' 6" x 10' 10" (2.89m x 3.30m)

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

Bedroom Three/Sitting room

10' 10" x 10' 10" (3.30m x 3.30m)

Currently arranged as a two-bedroom home with an additional sitting room, the layout offers superb versatility — the third room can easily be used as a bedroom, home office, or snug, depending on your needs.

Bathroom

6' 0" x 8' 10" (1.83m x 2.69m)

A contemporary bathroom suite fitted with a modern three-piece suite, stylish tiling, and quality fixtures throughout.

Externally

Outside, the property enjoys a generous driveway providing ample off-road parking, large detached garage and a well-maintained garden, ideal for relaxing or hosting family gatherings.

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.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band C: 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.

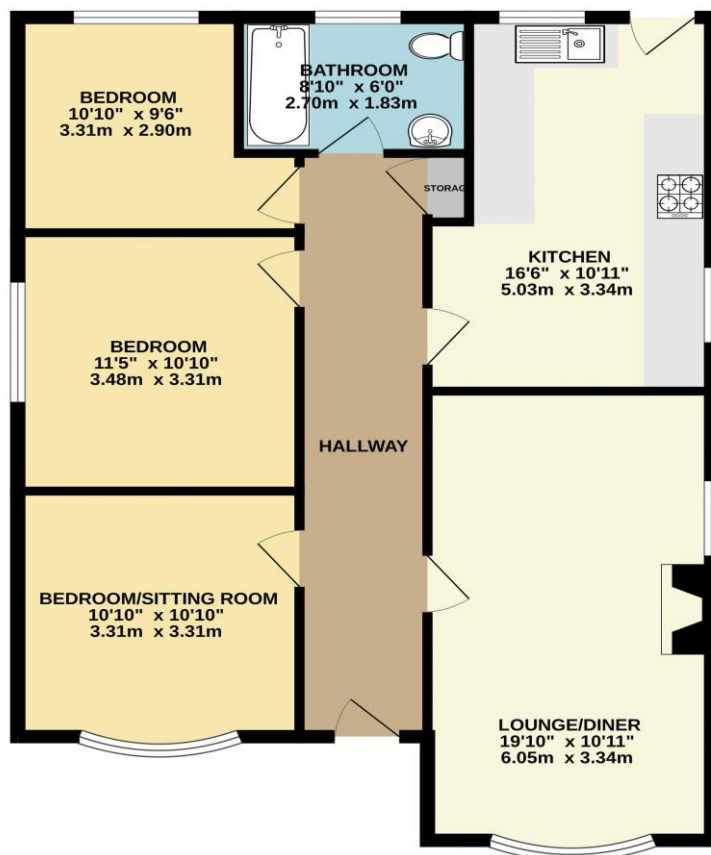
Mortgage and Financial Advice

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
898 sq.ft. (83.5 sq.m.) approx.



TOTAL FLOOR AREA : 898 sq.ft. (83.5 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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