



14 Hinkley Drive
Immingham
DN40 2DD

Offers in the Region Of £249,950



PASSIONATE ABOUT PROPERTY

IMMINGHAM

01469 564294

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

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OFFICE HOURS

Mon to Fri	9am to 5.30pm (Tuesday opening 9.30am)
Saturday	9am to 3pm
Sunday	Closed



Lounge

14' 1" x 14' 11" (4.29m x 4.54m)

This spacious living room is the ideal place to relax after a long day. Offering carpeted flooring, neutral decor, radiator, LED lighting in a circular pattern with LED strip lighting hidden with the alcove ceiling and dual aspect uPVC windows.

Kitchen/Diner

9' 10" x 19' 10" (2.99m x 6.04m)

This gorgeous open-plan kitchen diner features gloss tiled flooring, French doors opening onto the rear garden, and a range of integrated appliances including an oven, five-ring gas hob, and large fridge freezer. LED ceiling lighting enhances this showstopping space, where two-tone grey units blend seamlessly into a cohesive, modern design.

Shower Room (Ground floor)

7' 8" x 8' 11" (2.34m x 2.72m)

A handy addition to this delightful family home. The spacious three piece shower suite benefits from a 'his and hers' sink, WC, shower cubical, tiled flooring, LED lighting in the shape of a star and uPVC window to the side elevation.

Bedroom 1

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

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

Bedroom 2

10' 0" x 13' 2" (3.05m x 4.01m)

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

Bedroom 3

8' 6" x 9' 11" (2.59m x 3.02m)

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

Bathroom

6' 4" x 7' 1" (1.93m x 2.16m)

Benefitting from a bath with floor mounted shower attachment, WC, basin, tiled flooring, radiator and uPVC window to the rear elevation.

Externally

Outside, the property continues to impress with good-sized gardens to both the front and rear, off-road parking, and an integral garage.



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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.

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 and 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.





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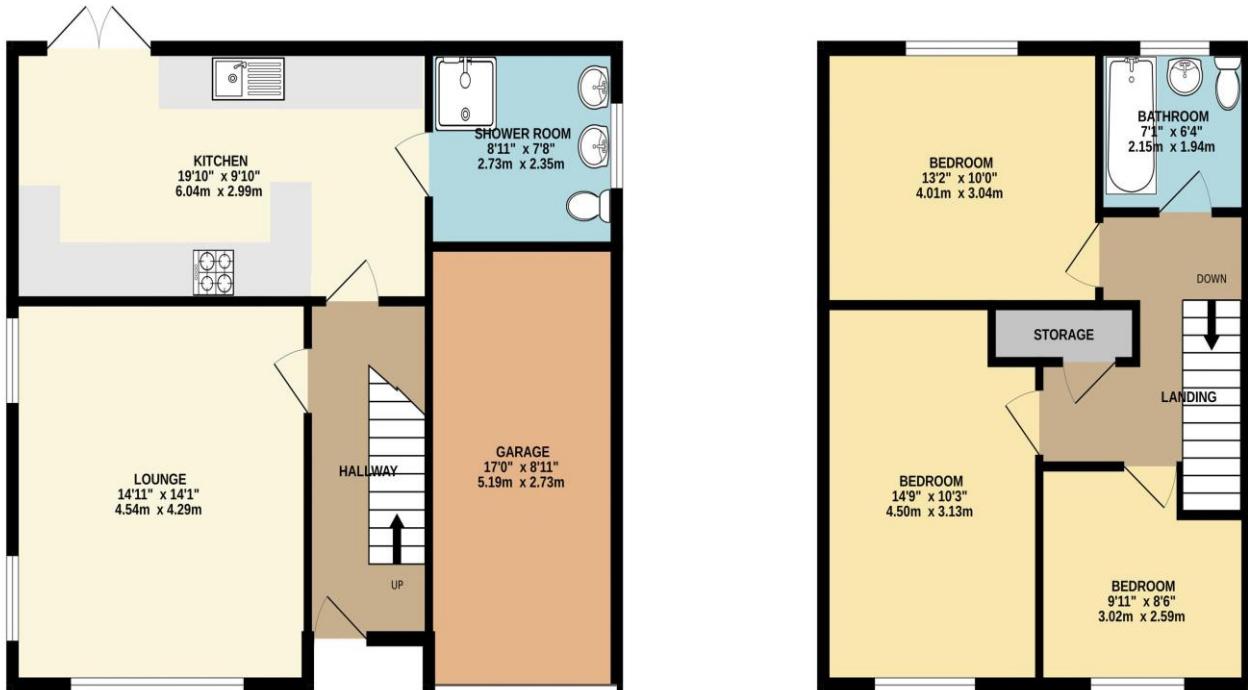


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GROUND FLOOR
701 sq.ft. (65.2 sq.m.) approx.

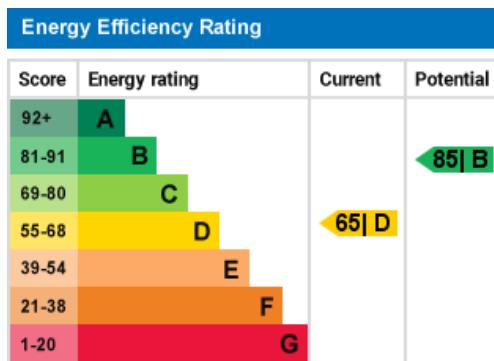
1ST FLOOR
500 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA: 1201 sq.ft. (111.6 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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