



79 Brocklesby Avenue  
Immingham  
DN40 2AS

Offers in the Region Of  
£220,000

Crofts Estate Agents are delighted to present to the market this beautifully presented four bed detached house, located within the popular Habrough Fields development. Built by Peter ward homes, this modern home, which is ideally suited to a family, benefits from excellent road links, a variety of local amenities and built in sound speaker system. Heading inside the property will reveal a entrance hallway, lounge/diner, kitchen, utility and downstairs WC and converted garage, which has created a brilliant home cinema room. To the first floor there are three excellent sized bedrooms, with an en-suite to the master bedroom and family bathroom. Externally there are generously sized front and rear gardens with a paved driveway to the front providing ample off road parking. Internal viewing is essential in order to truly appreciate all that this fantastic home has to offer.



# CROFTS ESTATE AGENTS

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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





### Front

Situated on the popular Habrough Fields development is this three bed detached home, which is ideal for a variety of buyers. Positioned in a quiet part of Brocklesby avenue, this home benefits from ample off road parking with an integral garage, small lawn and stoned area.

### Lounge/Diner

20' 5" x 11' 11" (6.22m x 3.63m)

This full width lounge-diner, located at the rear of the property benefits from laminate flooring, which compliments the light modern decor, uPVC french doors that open up to the rear garden, radiator and coving.

### Cinema Room

8' 2" x 15' 8" (2.49m x 4.77m)

In our opinion this has to be by far one of the best home cinema rooms we have seen. The current owners opted to convert the garage to create this fully functional reception room which creates a brilliant cinema room for watching all your favourite films or series.

### Kitchen

6' 11" x 11' 3" (2.11m x 3.43m)

This lovely modern L shaped kitchen offers an excellent range of modern wall and base units, with integrated double oven, 4 ring gas hob above and 1 and a half sink with draining board. There is also a built in entertainment sound system, vinyl flooring and uPVC windows to the front and side aspect.

### Bedroom 1

14' 6" x 11' 5" (4.42m x 3.48m)

The master bedroom is a lovely size, with soft, thick grey carpet, enough space for a double bed, wardrobes and bed side units, radiator and en-suite.

### En-suite

8' 9" x 5' 8" (2.66m x 1.73m)

An ideal feature, especially in a family home, is an en-suite/second bathroom. This larger than average en-suite briefly comprises a large walk in shower, WC and wash basin. There is vinyl flooring, part tiled walls and down lights.

### Bedroom-2

13' 0" x 10' 5" (3.96m x 3.17m)

The second bedroom, which is currently a children's room, briefly comprises of carpeted flooring, space for a double bed, radiator and uPVC window to the front elevation.

### Bedroom 3

12' 3" x 6' 11" (3.73m x 2.11m)

The third bedroom, again being a great size benefits from carpeted flooring, radiator and uPVC window to the front elevation. Like most third bedrooms, this has multiple uses, and due to it being a good size, could easily be used as an office/dressing room if the next owner didn't wish to use it as a bedroom.

### Bathroom

8' 9" x 6' 10" (2.66m x 2.08m)

The family bathroom comprises of a modern three piece suite, with built in entertainment system. As bathrooms go this is certainly larger than average with laminate tile effect flooring, part tiled walls and a towel rail radiator.

### Rear Garden

The rear garden has a fenced perimeter and offers lawned garden with slate bed edge. Paved patio area ideal for outdoor entertaining or al-fresco dining on a warm summers day



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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 C: To confirm council tax banding for this property please view the website- [www.voa.gov.uk/cti](http://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](http://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.

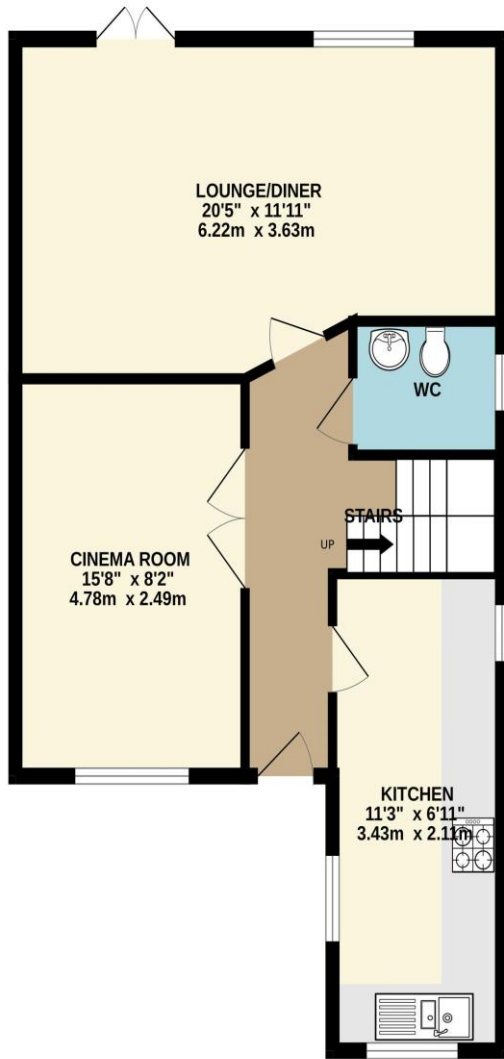
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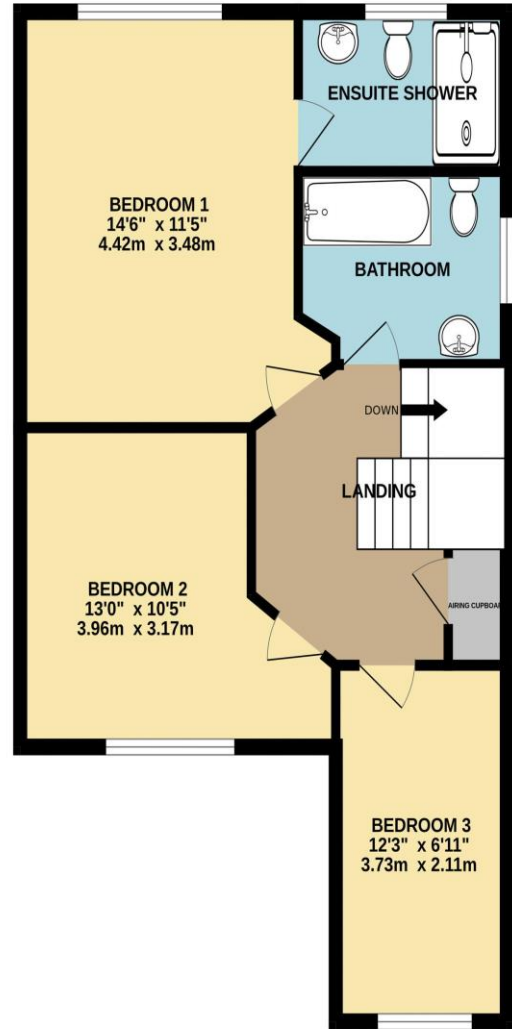




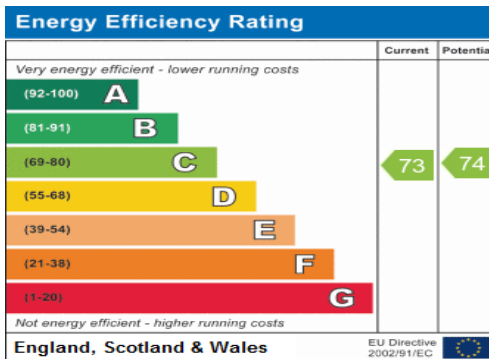
GROUND FLOOR



1ST FLOOR



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