



Kesteven Court

Habrough
DN40 3AN

Offers in the Region Of
£157,500

Crofts Estate Agents are pleased to offer for sale with NO FORWARD CHAIN this two bed semi detached bungalow which is located in the ever popular village of Habrough. The property is deceptively spacious and benefits from a large driveway with garage towards the rear, private rear garden and gas central heating. The village is only a short drive from Habrough train station, as well as Immingham, where you will find a wide range of local amenities. Internal viewing is essential in order to fully appreciate all that is on offer. Heading into the property via the porch you will find the spacious living room, kitchen, dining room, conservatory, two good size bedrooms and shower room. Externally there is ample off road parking, created by a long driveway, detached single garage and low maintenance gardens to the front and rear.



Lounge

14' 5" x 15' 5" (4.39m x 4.70m)

This spacious lounge, which is situated to the front of the bungalow, benefits from tasteful deco, carpeted flooring, radiator, electric fire coving and uPVC bay window.

Dining Room

9' 7" x 11' 0" (2.92m x 3.35m)

Briefly comprising of carpeted flooring, radiator and coving to the ceiling. You can also access the loft from this room.

Conservatory

9' 7" x 9' 9" (2.92m x 2.97m)

Benefitting from uPVC double glazed windows, patio doors opening out to the rear garden, power and laminate flooring.

Kitchen

8' 6" x 10' 6" (2.59m x 3.20m)

Located at the front of the property, this fully fitted kitchen benefits from base and wall mounted units with complimentary worktops, plumbing for a washing machine and slimline dishwasher and laminate tiled flooring. There is also an integral oven, electric hob with extractor above, coving and uPVC window.

Bedroom 1

9' 11" x 11' 0" (3.02m x 3.35m)

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

Bedroom 2

8' 6" x 11' 0" (2.59m x 3.35m)

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

Shower Room

This modern three piece shower suite benefits from a large walk in shower with glass screen, WC and vanity basin. There is also vinyl flooring, airing cupboard, towel rail radiator and uPVC window.

Externally

Externally there is ample off road parking, created by a long driveway, detached single garage and low maintenance gardens to the front and rear.

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.

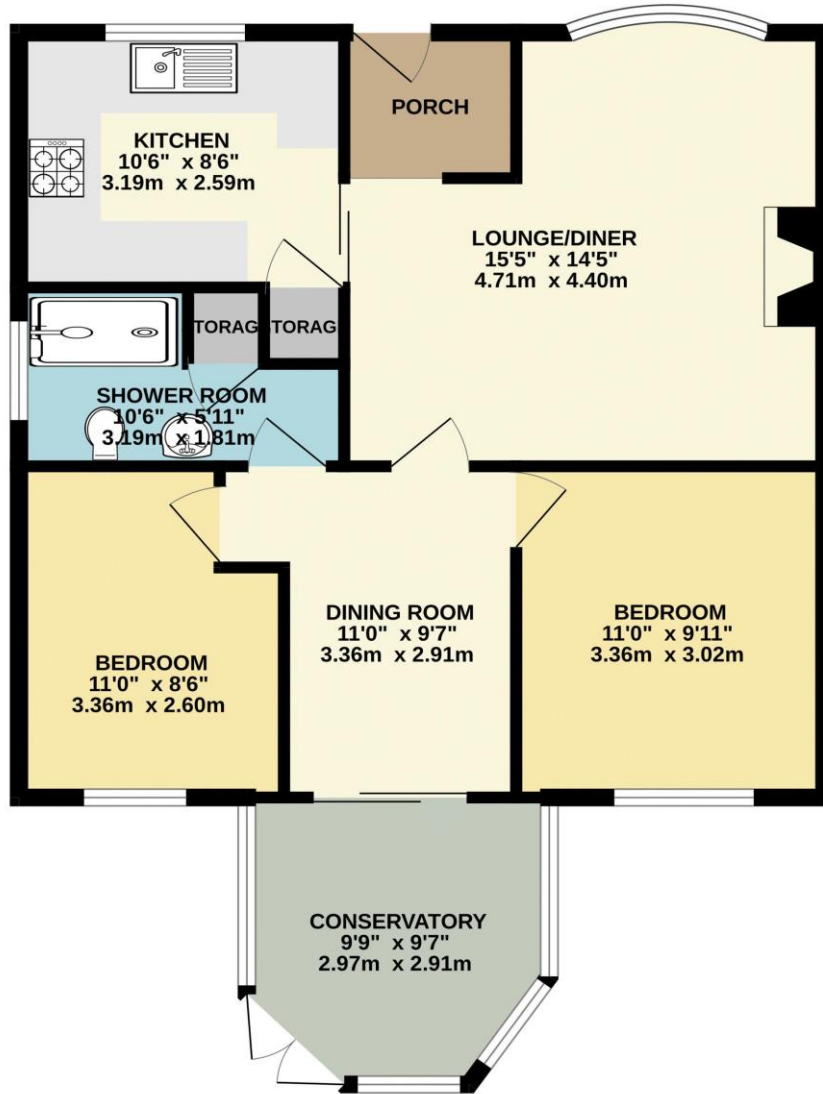
Mortgage and Financial Advice

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
740 sq.ft. (68.7 sq.m.) approx.



TOTAL FLOOR AREA : 740 sq.ft. (68.7 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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