

MARTIN MASLIN

**42 SONJA CREST
IMMINGHAM
NORTH EAST LINCOLNSHIRE
DN40 2EQ**



Martin Maslin Estate Agents are delighted to bring to the market this deceptively spacious three-bed detached bungalow, found within the heart of Immingham.

Set on a substantial plot, the extended property enjoys a peaceful yet convenient location, close to well-regarded schools, local amenities, excellent motorway links, and public transport connections.

Nestled in the corner of Sonja Crest, an internal viewing will reveal a spacious Kitchen Diner, Sunroom/ Utility, Bay fronted lounge, three excellent-sized bedrooms, one of which can be used as an additional reception room, a modern bathroom, and a staircase to the loft space. Externally, there is ample off-road parking, a detached garage, and gardens to the front, side, and rear.

Viewings are highly recommended!!

EPC Rating -

£240,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

SUN ROOM/UTILITY

Currently used as a utility room, this is an ideal place to store your tumble dryer and washing machine. Complimentary worktop and shelving.

KITCHEN/DINER

The kitchen boasts a range of modern cream shake style base and wall mounted units, oak effect worktop, range cooker, and extractor above. There is also a 1 and a half sink with drainer, uPVC door, and uPVC window to the front elevation. The other side of the kitchen opens up to a dining area, with floor to ceiling matching shaker style units, continued tiled flooring and radiator. Archway to a sitting area, large uPVC window to the front elevation, and an additional radiator.

LOUNGE

Spacious lounge with another large window to the front elevation, patio door to the side, log burner and radiator. Oak effect laminate flooring and coving to the ceiling.

HALLWAY

Continued oak effect flooring, storage cupboard, and return staircase to the loft space.

BEDROOM ONE

A good-sized double bedroom, with oak-effect laminate flooring, radiator, coving and uPVC window to the rear elevation.

BEDROOM TWO

A second double bedroom, oak effect laminate flooring, radiator, and uPVC window to the rear elevation.

BEDROOM THREE

A third double bedroom, which can also be used as an additional reception room, oak effect laminate flooring, radiator, and uPVC window to the side.

SHOWER ROOM

Benefitting from a shower, WC, vanity basin, marble effect tiled walls, tiled flooring, radiator and opaque uPVC window to the side elevation.

EXTERNALLY

Externally, there is ample off-road parking for multiple vehicles, two separate driveways, space also for a motorhome or caravan, a wood store area near the detached garage. The current owners have made this garden space into a fantastic area while keeping it fairly low-maintenance. Block-paved areas, a gravel area, and even a couple of patio areas. To the side, there is a vegetable plot, along with a shed.



KITCHEN/DINER



KITCHEN/DINER



KITCHEN/DINER



LOUNGE

GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected. Broadband speeds and availability can be accessed via the Ofcoms checker website. It falls within the jurisdiction of the North East Lincolnshire District Council and it's in council tax band C. The tenure is freehold subject to solicitors verification.

VIEWINGS

Strictly via appointment through the agents on Grimsby 311000.



LOUNGE



HALLWAY



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



SHOWER ROOM



EXTERNALLY



EXTERNALLY

SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract.

The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property

remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.



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