



LANCASTER DRIVE

SOUTH KILLINGHOLME

£135,000

le+sand
...property sales

Letsand...Property Sales are delighted to be able to offer for sale this modern semi detached bungalow. Offering spacious accommodation throughout and being presented to a good standard this property must be viewed in order to appreciate its full appeal. Located in the village of South Killingholme there are a few local amenities with further amenities located only a few miles away in the port town of Immingham. Situated just off the A180 the property is within easy reach of the wider motorway network.

The double glazed and gas centrally heated accommodation briefly comprises; Entrance Hall with boiler/airing cupboard and cloak cupboard, generous Lounge with uPVC double glazed french doors which open onto the rear garden, modern fitted Kitchen with range of fitted units, 2 Double Bedrooms and Bathroom with white suite and shower over the bath. The property is approached by an open plan lawned front garden and a Detached Garage to the rear with driveway. There is an enclosed rear garden with fencing to all sides, patio and well kept lawn. Call us on 01472 730048 to arrange your viewing.



Double glazed composite entrance door opens into;

Entrance Hall

With radiator, hatch to loft, airing cupboard housing boiler and cloak cupboard.

Lounge - 16ft 1 x 11ft 2

With uPVC double glazed french doors opening onto the rear garden, radiator and coving to ceiling.

Kitchen - 10ft 4 x 7ft 2

With range of modern fitted units, stainless steel sink unit, upvc double glazed window to front and double glazed side entrance door.







Bedroom 1 - 10ft 10 x 9ft

With radiator and uPVC double glazed window to rear.

Bedroom 2 - 10ft 5 x 8ft 11

With radiator and uPVC double glazed window to front.

Bathroom - 6ft 4 x 5ft 5

With white suite comprising of WC, pedestal washbasin and panelled bath with shower over. There is also a uPVC double glazed window to side and radiator.

Outside

To the front of the property is an open plan lawn, vehicular access is to the rear where a driveway leads to a Detached Garage with up and over door. The rear garden is enclosed by fencing to all sides and comprises a paved patio and well maintained lawn.

Tenure Freehold



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.