

Buy. Sell. Rent. Let.

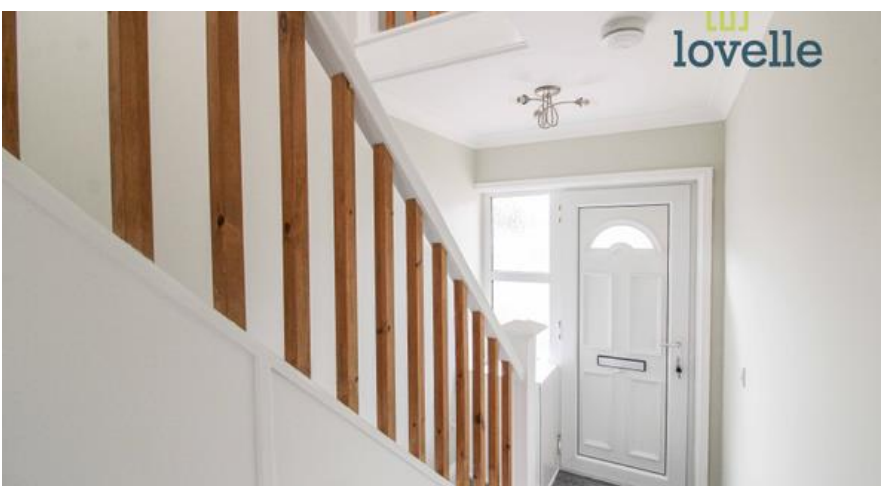


Pelham Road, Immingham



When it comes to  
property it must be





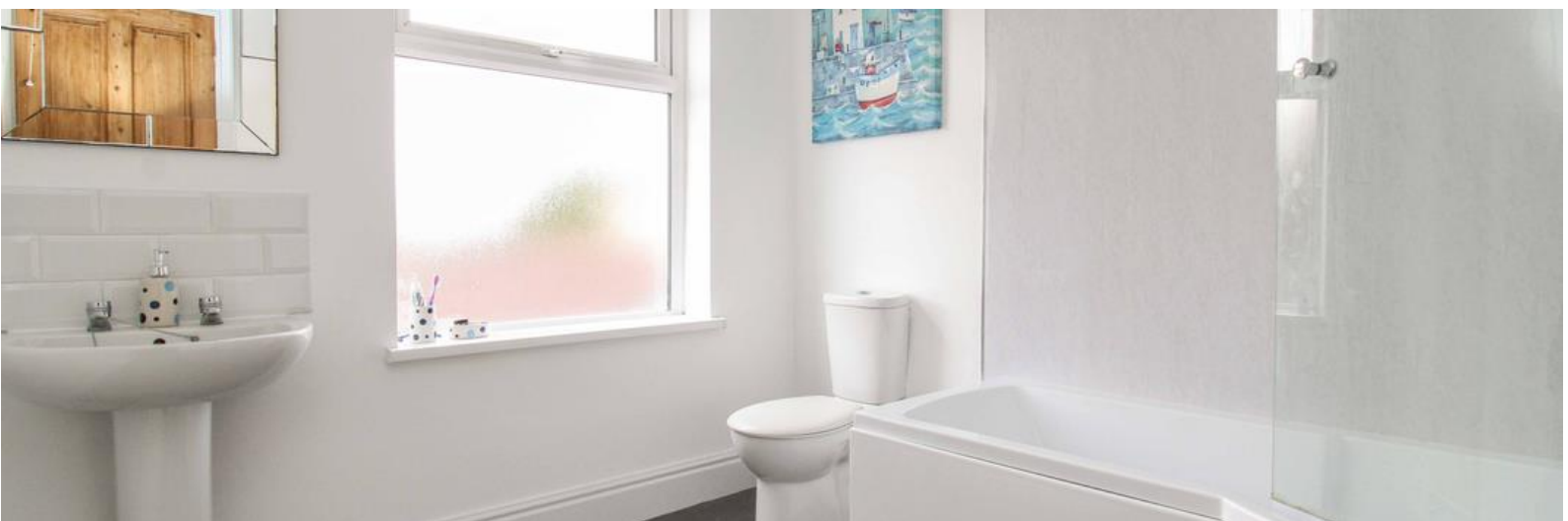
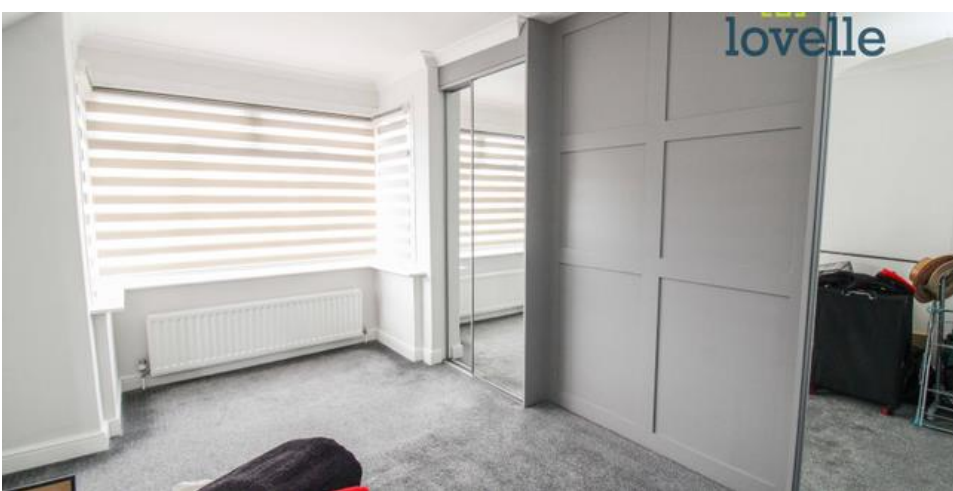
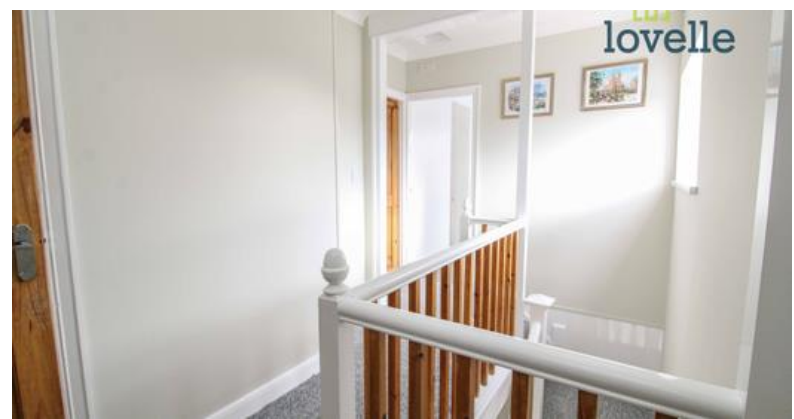
£205,000



An immaculate two bedroom semi-detached house located in Immingham.

### Key Features

- Semi-Detached House
- Immaculate Presented
- Spacious Accommodation
- Modern Kitchen & Bathroom
- Generous Size, South Facing Plot
- Off-Road Parking & Double Garage with WC
- EPC rating C
- Tenure: Freehold





Lovelle offer to market this semi-detached house that boasts a generous size, south facing plot with ample off-road parking and double detached garage with a separate wc and attached garden room. Located within a well established area of Immingham Town Centre and boasting ease of access to the vast range of nearby local amenities on offer. Benefitting from uPVC double glazing, gas central heating and having spacious and immaculately presented accommodation with modern fitted kitchen and bathroom. Viewings are highly recommended.

### Entrance Hall

3.12m X 1.62m

Welcoming hall with stairs leading to the first floor, radiator and entrance door to the front elevation.

### Lounge

3.47m X 4.35m

Superbly presented, radiator and bay window to the front aspect.

### Dining Room

5.17m X 3.52m

Decorated to match the lounge, wood effect laminate flooring, radiator, window and french doors opening into the rear garden.

### Kitchen

2.56m X 3.83m

An exquisite high gloss kitchen with wood effect worktops, space for a large bellling oven, plumbing for washing machine, space for two under-counter appliances, 1&1/3 sink with extendable mixer tap, radiator, dual aspect windows and entrance door opening into the rear garden.

### Landing

N/a

Decorated to match the hall, radiator and window over the stairs.

### Bedroom 1

4.59m X 2.94m

Superbly fitted wardrobes, radiator and bay window to the front aspect.

### Bathroom

2.44m X 2.63m

Modern three piece suite with shower over the bath, floor to ceiling radiator and window with frosted glass to the rear aspect.

### Bedroom 2

2.63m X 3.57m

An excellent size double bedroom, radiator and window to the rear aspect.

### Outside

N/a

To the front of the property is a large block paved driveway providing ample off-road parking and access to the detached garage. The rear garden faces south and is generous in size, large patio areas, lawn and fencing to perimeters. Outside power sockets, lighting and cold water tap.

### Garden Room

4.91m X 4.33m

A versatile space that is accessed via the garage or rear garden, with fitted unit and worktop with stainless steel sink, dual aspect windows and french doors that open into the rear garden.

### Double Garage

4.91m X 4.89m

Personal access door, two up and over vehicle access doors, light and power, separate wc.

### Disclaimer

0.00m x 0.00m (0'0" x 0'0")

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.





When it comes to **property**  
it must be



01472 251918  
grimsby@lovelle.co.uk

