

Buy. Sell. Rent. Let.

  
lovelle



Church Lane, Immingham



3



1



2

When it comes to  
property it must be

  
lovelle



£225,000



This superb, detached bungalow, set on a 0.24 acre plot in a sought-after location with excellent public transport links, features three bedrooms, two generous reception rooms, a practical kitchen, and a detached garage, making it an ideal opportunity for developers, retirees, or anyone looking to modernize and personalize a spacious residence.

### Key Features

- Spacious Detached Bungalow
- uPVC Double Glazed & Warm Air Central Heating
- Generous 0.24 Acre Plot (sts)
- In & Out Driveway and Garage
- Sought After Location
- Viewings Are Advised
- EPC rating E
- Tenure: Freehold





**\*\*NO CHAIN\*\*** We are thrilled to present this superb detached bungalow, which is currently up for sale. The property is in need of modernising, making it an excellent opportunity for developers or those looking to put their unique stamp on a spacious residence. It is also perfectly suited for retirees seeking a peaceful homestead.

The property features two generous reception rooms. The first is a spacious lounge with dual aspect windows filling the room with natural light, and a York Stone Fire Surround adding a touch of vintage charm. The second is a dining room with a sliding door to the lounge, providing a flexible space that can be opened up for entertaining or kept separate for more intimate family meals.

The property boasts a practical kitchen fitted with wall and base units and a cupboard housing the boiler. It provides ample storage space, satisfying both style and functionality.

The bungalow includes three well-sized bedrooms. The first and second bedrooms are both double-sized with built-in wardrobes providing ample storage solutions. The third bedroom, while single-sized, is equally spacious, providing room for flexibility and personalisation.

The bathroom is fully tiled, including a bath, sink, and a separate wc, which offers enough space for comfort and convenience.

Uniquely set on a 0.24 acre plot, the property also comes with the benefit of an in-and-out driveway and a detached garage. The residence benefits from warm air central heating and uPVC double glazed windows, ensuring a cosy environment year-round.

Situated in a sought after location, the property is perfectly positioned for peaceful living yet still benefits from excellent public transport links. Nearby schools and local amenities add to the convenience of living here, and for those who enjoy the outdoors, walking and cycling routes are just around the corner.

This property offers the perfect blend of potential and location. Its unique features make it a standout choice for those looking to refurbish and personalise their next home. It is a fantastic opportunity not to be missed.

#### Measurements

Lounge 5.17m X 4.58m  
Dining Room 2.95m X 4.58m  
Kitchen 4.03m X 4.12m  
Bedroom 1 4.25m X 3.50m  
Bedroom 2 2.60m X 2.90m  
Bedroom 3 3.05m X 4.24m  
Bathroom 3.01m X 1.53m  
Wc 0.90m X 1.99m  
Porch & Hall 5.74m X 2.01m

#### Mobile and broadband

It is advised that prospective purchasers visit checker . ofcom . org . uk in order to review available wifi speeds and mobile connectivity at the property.

#### Disclaimer

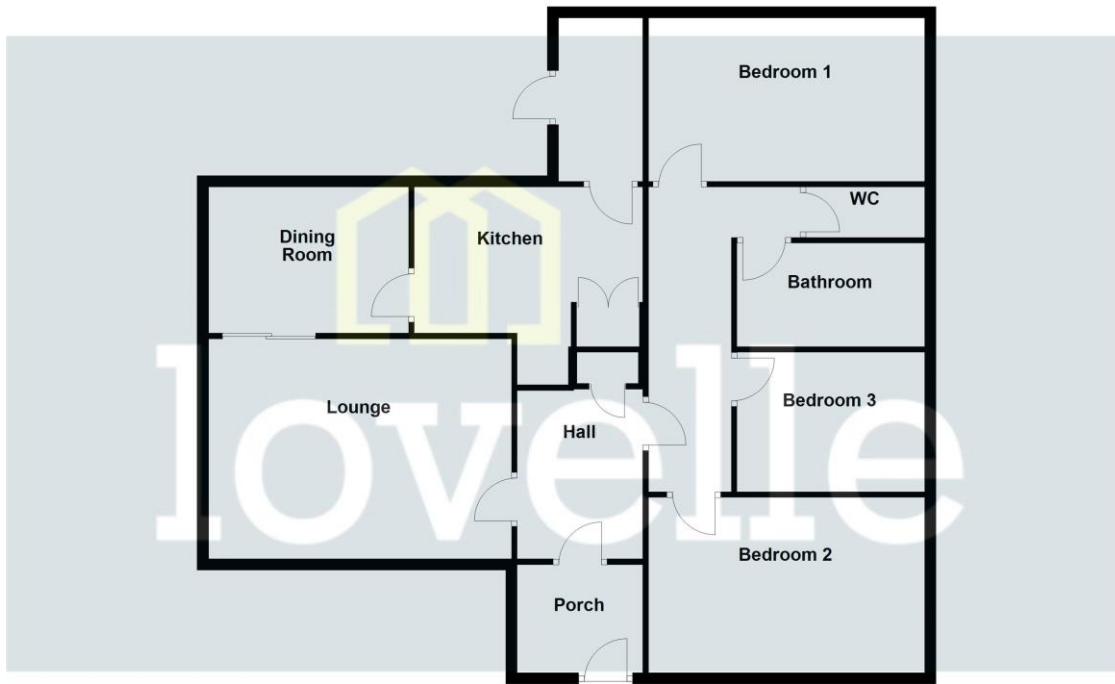
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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.

### Sold As Seen

The sellers have limited information of the property and therefore are offering the property for sale, 'sold as seen'.



Ground Floor



Please be advised that the floor plan is not drawn to scale and is to be used for illustrative purposes only.  
Plan produced using PlanUp.

Church Lane, Immingham



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

  
**lovelle**

01472 251918  
grimsby@lovelle.co.uk

