

Buy. Sell. Rent. Let.



St Crispin Close, North Killingholme



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When it comes to
property it must be


lovelle



£185,000



OFFERED WITH NO FORWARD CHAIN. This immaculate three-bedroom semi-detached house in the village of North Killingholme features spacious living areas, a large, landscaped garden, modern amenities including air source heating, ample parking, and convenient access to schools, transport links, and scenic walks—ideal for families or first-time buyers.

Key Features

- Semi-Detached House
- Immaculate Throughout
- Modern Kitchen & Bathroom
- Additional GF Wc
- Three Bedrooms
- Generous Plot, Garage
- EPC rating U
- Tenure: Freehold





This three-bedroom semi-detached house is for sale in the village of North Killingholme. Presented in immaculate condition, the property benefits from a large, private, landscaped garden with an established lawn, mature planting, a garden room, various storage sheds including a metal storage structure on a concrete base with electric and lighting, plus two additional sheds with one also having power. A generous driveway to the front and side offering ample parking for multiple vehicles / caravanS. The house is heated by an efficient air source heating system, has double glazing throughout, and is heavily insulated.

Inside, the ground floor features a welcoming hallway with a cloakroom understairs equipped with a WC and sink. There are two reception rooms: a lounge with a supplementary electric flame effect fire, tasteful decor and two radiators. A conservatory/garden room, ideal for relaxing or entertaining and leading to the Utility Room with outside access. The kitchen includes modern units, an oven and hob, plumbing for a dishwasher, a utility lean-to, and a dining area with access to the conservatory. The utility has fitted units and worktops, space for a washer and tumble dryer, including plumbing and electrics.

Upstairs, there are three bedrooms—two are doubles with built-in wardrobes, and one is a single with built-in storage. The modern bathroom offers a WC, sink with vanity units, power shower over the bath, stylish tiles, and a towel radiator.

The village of North Killingholme provides access to scenic walking routes and is within easy reach of local schools, making it appealing to families and first-time buyers. The nearest train station is in Habrough, offering connections to Grimsby and Cleethorpes to the east, with journey times to Grimsby around 25 minutes and the east and Scunthorpe/Doncaster with countrywide connections. Approximately 11 miles from Humberside Airport. The location also provides straightforward access to the A180 for convenient travel by car to regional destinations.

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.

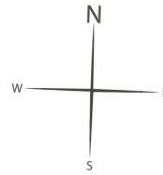
Mobile and broadband

It is advised that prospective purchasers visit checker. Ofcom. org.uk to review available Wi-Fi speeds and mobile connectivity at the property.



Ground Floor

Approx. 68.0 sq. metres (732.3 sq. feet)



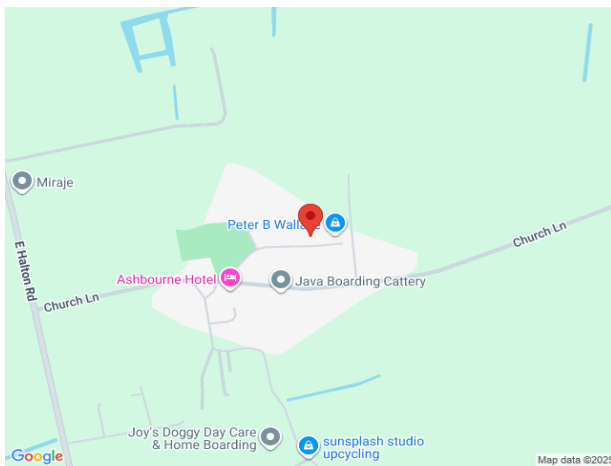
First Floor

Approx. 35.3 sq. metres (379.6 sq. feet)



Total area: approx. 103.3 sq. metres (1111.9 sq. feet)

The provided floor plan is intended for general informational purposes only and may not accurately represent the exact dimensions, layout, or features of the property. The floor plan should not be relied upon for making decisions about purchasing, renting, or modifying the property. Actual measurements and features may vary. It is recommended that interested parties conduct a physical inspection of the property to verify the accuracy of the floor plan and obtain specific information about the property's condition, amenities, and any other relevant details.



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01472 251918

grimsby@lovelle.co.uk