



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

IMMINGHAM

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER

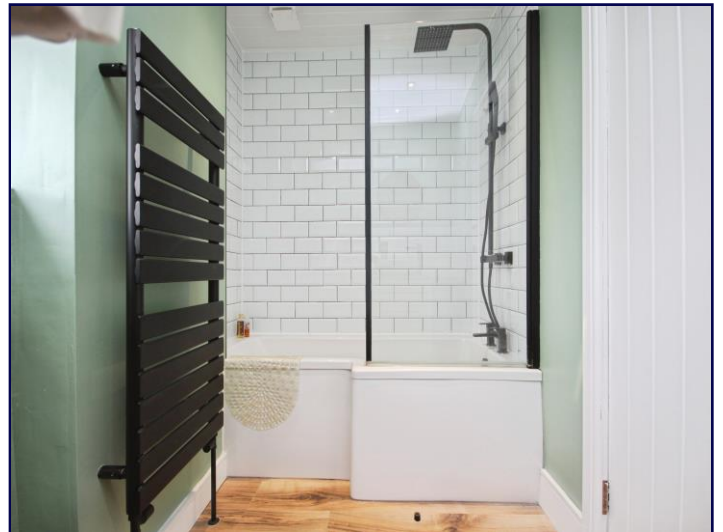
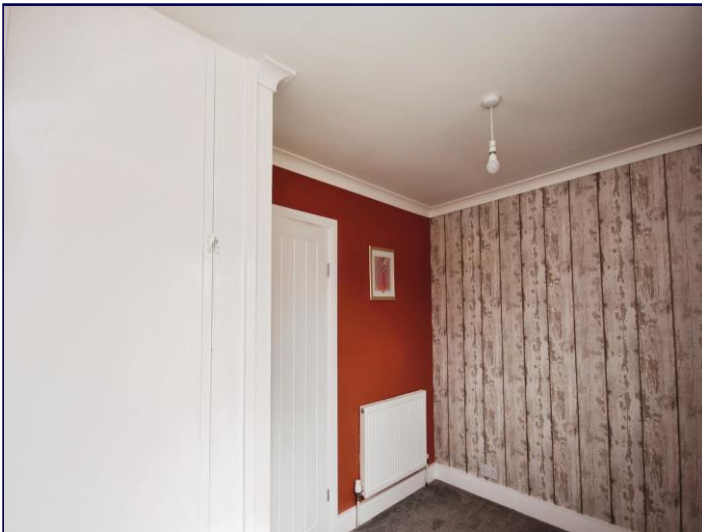
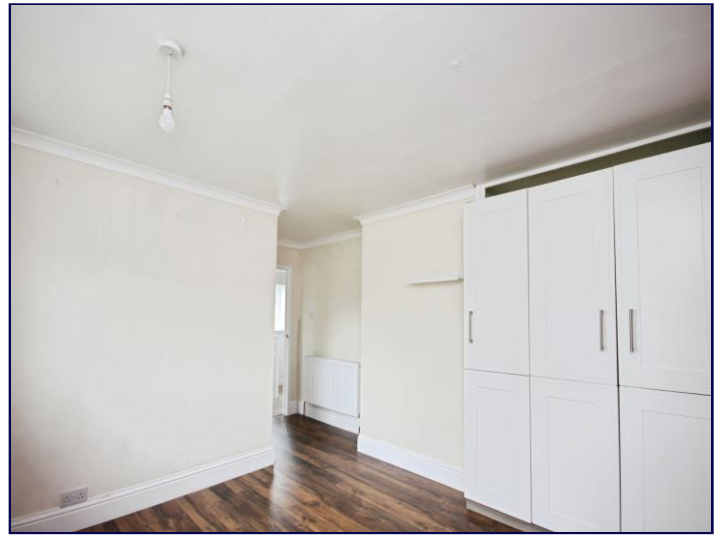


13 Spruce Lane
Ulceby
DN39 6UJ

Offers in the Region Of £180,000

Address : 21 Kennedy Way, Immingham, DN40 2AB
Email : immingham@croftsestateagents.co.uk
Website : www.croftsestateagents.co.uk

OFFICE HOURS
Mon to Fri 9am to 5.30pm (Tuesday opening 9.30am)
Saturday 9am to 3pm
Sunday Closed



Front

The front of the property is set back from Spruce Lane providing ample off road parking for multiple vehicles and a generous front garden. Fencing to one side and a range of matured shrubs to the opposite side.

Entrance Hallway

Entering into the property reveals a wide hallway comprising of laminate flooring, modern decor, coving and a radiator. The door to the right leads to the lounge with the kitchen and study located to the rear.

Lounge

10' 8" x 15' 6" (3.25m x 4.72m)

Located at the front of the property is the spacious living room which has been decorated to a modern standard. There's room for a large corner sofa and TV on the wall, creating an excellent space to relax and entertain. The room itself briefly comprises of laminate flooring, uPVC windows to the front elevation and a radiator

Utility room

6' 9" x 7' 3" (2.06m x 2.21m)

Open planed and located to the side of the kitchen is the utility room. There is plumbing for a washer as well as space for a dryer and freestanding fridge freezer.

Conservatory

11' 4" x 8' 0" (3.45m x 2.44m)

Located at the rear of the property is the conservatory. Sliding glass doors to separate the kitchen from the conservatory. The room itself briefly comprises of vinyl flooring, uPVC french doors and a sloping roof

Study

7' 1" x 6' 5" (2.16m x 1.95m)

What was once the old coal shed has now been transformed into a study/office. There is also a downstairs toilet. The room itself comprises of carpeted flooring, down lights and a uPVC side door.

Bedroom 1

10' 1" x 15' 4" (3.07m x 4.67m)

The master bedroom, which is the largest bedroom comprises of carpeted flooring, coving, radiator and uPVC windows to the rear elevation. The room also benefits from fitted sliding wardrobes.

Bedroom 2

11' 8" x 15' 3" (3.55m x 4.64m)

Bedroom two briefly comprises of carpeted flooring, coving to the ceiling, radiator and uPVC windows to the front elevation.

Bedroom 3

7' 4" x 10' 7" (2.23m x 3.22m)

Bedroom three briefly comprises of carpeted flooring, coving to the ceiling, radiator and uPVC windows to the front elevation. There is also a storage cupboard above the stairs.

Bathroom

6' 11" x 6' 1" (2.11m x 1.85m)

A stylish, contemporary bathroom finished to a high standard, featuring modern fittings, sleek sanitaryware and a clean, neutral design. A bright and practical space, perfect for everyday living and relaxation.

Rear Garden

The rear garden is well proportioned with set in lawn, hedges to one side and the rear, with fencing to the other side adding a degree of privacy. There is also a patio area which would be ideal for outdoor entertaining on a summers day.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band A: To confirm council tax banding for this property please view the website- www.voa.gov.uk/cti

Mortgage Services

Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

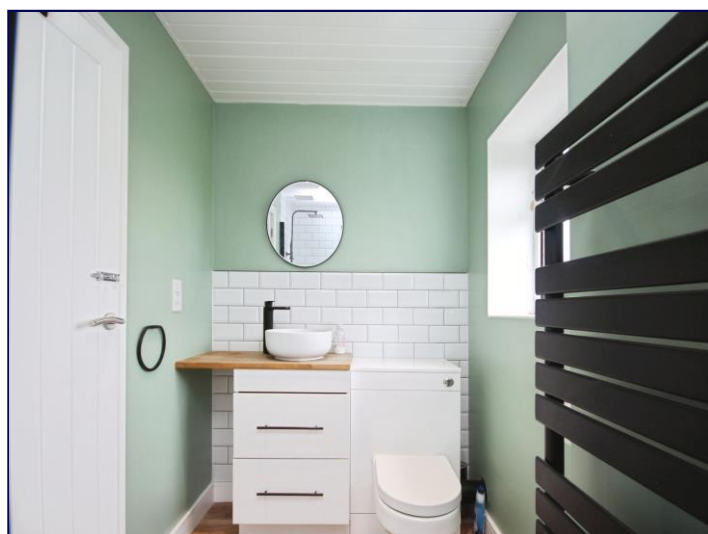
Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

Free Valuations

We offer a free valuation with no obligation, just call the relevant office, or visit www.croftsestateagents.co.uk seven days a week to arrange your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.



GROUND FLOOR
59.2 sq.m. (637 sq.ft.) approx.

1ST FLOOR
45.0 sq.m. (484 sq.ft.) approx.



TOTAL FLOOR AREA: 104.1 sq.m. (1121 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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