



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



4 Cravens Lane
Habrough
DN40 3AW

Offers in the Region Of £235,000

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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



Lounge

11' 2" x 15' 3" (3.40m x 4.64m)

Located at the rear of the property is the lounge which benefits from carpeted flooring, radiator and uPVC window to the side elevation. Access is also provided into the conservatory.

Kitchen/Diner

7' 8" x 25' 6" (2.34m x 7.77m)

This spacious kitchen-diner offers a range of base and wall mounted units, integral oven, hob with extractor above, integral fridge freezer and sink with drainer. There is also tiled splash back and dual aspect uPVC windows.

Conservatory

11' 5" x 12' 9" (3.48m x 3.88m)

Bedroom 1

10' 8" x 11' 4" (3.25m x 3.45m)

Bedroom one briefly comprises of fitted sliding mirrored wardrobes, carpeted flooring, radiator and uPVC window to the side elevation.

Bedroom 2

9' 6" x 9' 6" (2.89m x 2.89m)

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

Bedroom 3

7' 8" x 9' 7" (2.34m x 2.92m)

Bedroom three briefly comprises of carpeted flooring, radiator and uPVC window to the front elevation.

Shower Room

6' 3" x 7' 8" (1.90m x 2.34m)

This modern shower benefits from a shower cubical, WC, vanity basin, radiator and uPVC window to the side elevation.

Externally

To the front there is ample off road parking and a low maintenance front garden with a large hedge providing some privacy. The rear garden is a good size made up of laid to lawn, patio and greenhouse. There is also a detached double garage which has in the past been used as a workshop but offers plenty of potential for the next buyer to adapt to their needs.

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

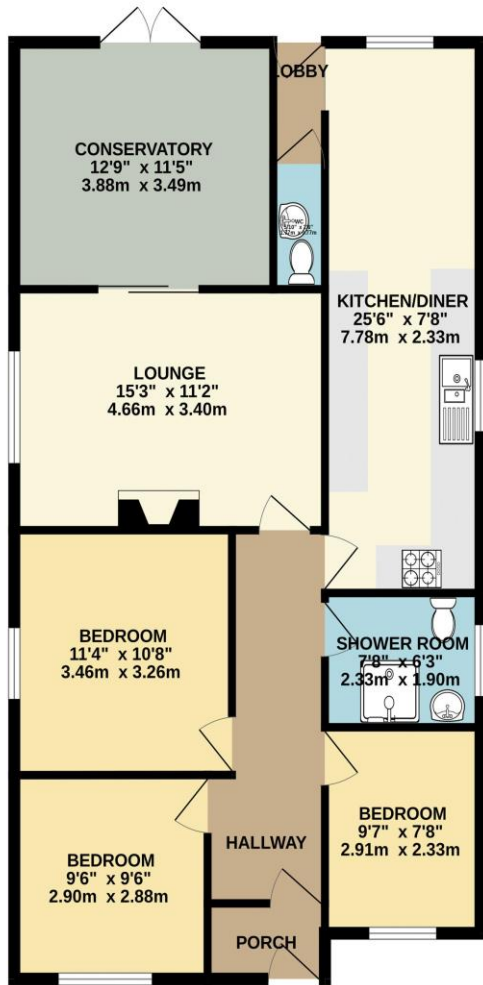
Free Valuations

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.

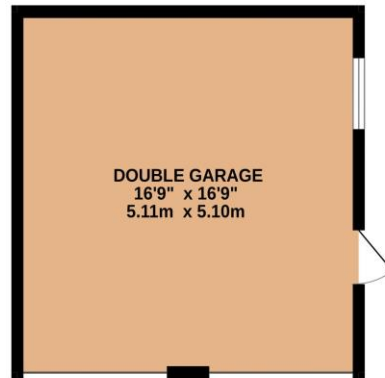
Property Management

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
973 sq.ft. (90.4 sq.m.) approx.

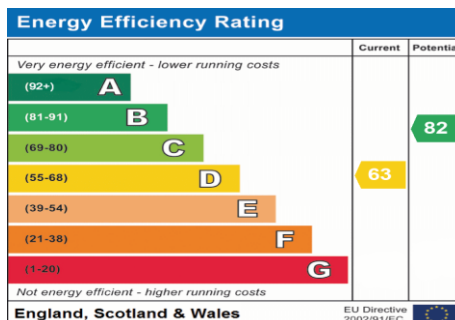


1ST FLOOR
281 sq.ft. (26.1 sq.m.) approx.



TOTAL FLOOR AREA: 1253 sq.ft. (116.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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