



6 Rawlinson Avenue
Caistor
LN7 6NQ

Offers in the Region Of £165,000



Lounge

10' 5" x 13' 6" (3.17m x 4.11m)

Benefitting from laminate flooring, under stairs storage, neutral decor and uPVC French doors which open out to the rear garden.

Dining Room

12' 0" x 16' 7" (3.65m x 5.05m)

Benefitting from laminate flooring, neutral decor, radiator and uPVC bay window.

Kitchen

9' 5" x 13' 10" (2.87m x 4.21m)

This stylish modern kitchen, installed in 2024, features sleek contemporary units and high-quality finishes throughout. It comes complete with a range of integrated appliances for a seamless look, along with a spacious larder cupboard providing excellent additional storage. Designed with both functionality and style in mind, it offers a perfect space for cooking and entertaining.

Bedroom 1

10' 5" x 13' 6" (3.17m x 4.11m)

bedroom one briefly comprises of carpeted flooring, built in storage cupboard, radiator and uPVC window to the front elevation.

Bedroom 2

9' 1" x 12' 0" (2.77m x 3.65m)

Bedroom two briefly comprises of carpeted flooring, radiator, neutral decor and uPVC window to the rear elevation.

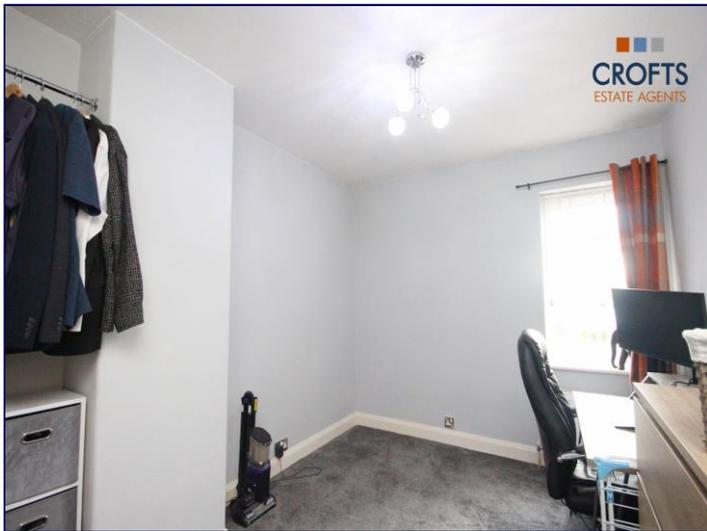
Shower Room

7' 6" x 8' 10" (2.28m x 2.69m)

This contemporary shower room features a sleek, modern design with high-quality fittings and stylish tiling throughout. It includes a walk-in shower with glass enclosure, a vanity unit with inset wash basin, and a low-flush WC, creating a clean and elegant space that combines comfort with practicality.

Externally

Outside, the rear garden provides a peaceful retreat, landscaped for ease of maintenance and featuring a decking area ideal for al-fresco dining. Off-road parking is available to the rear of the garden, complete with an EV charging point.



Immingham 01469 564294

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

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 and 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

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.

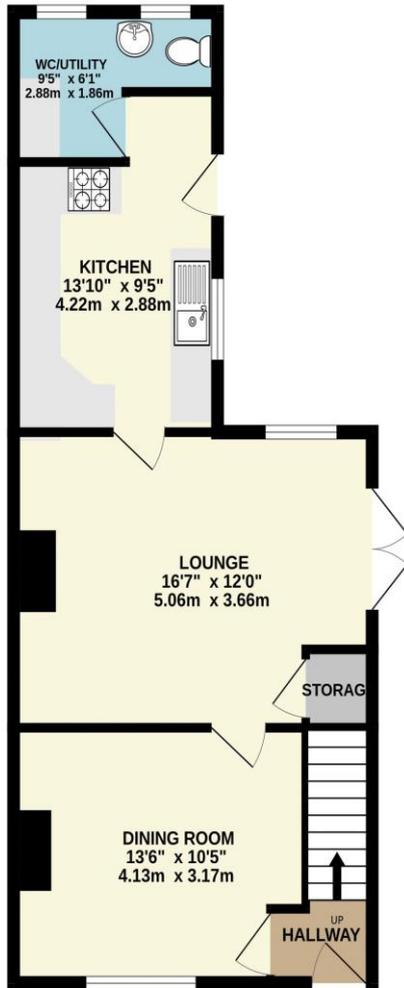
Mortgage and Financial Advice

With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

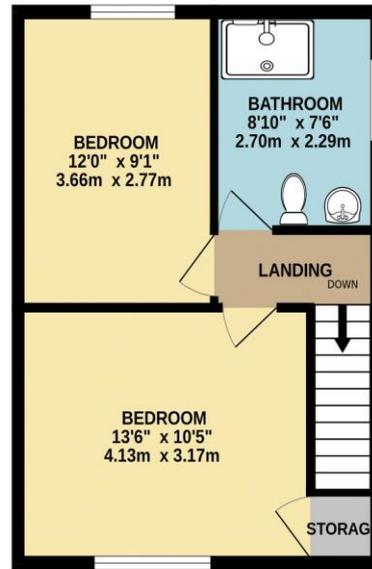
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
523 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA: 895 sq.ft. (83.2 sq.m.) 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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