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Cravens Lane, Habrough



When it comes to  
property it must be

  
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**£325,000**

An immaculate and well-presented four-bedroom detached family home on a generous corner plot in the popular village of Habrough, offering spacious living areas, modern kitchen and bathroom, versatile study/fourth bedroom, landscaped gardens, ample parking with garage and EV charger, and convenient transport links via nearby Habrough railway station.

#### Key Features

- Detached House
- Three/Four Bedrooms
- Two Reception Rooms
- Modern Kitchen & Bathroom
- Generous Plot, Driveway & Garage
- Oil CH, uPVC DG, EV Charging Point
- EPC rating E
- Tenure: Freehold



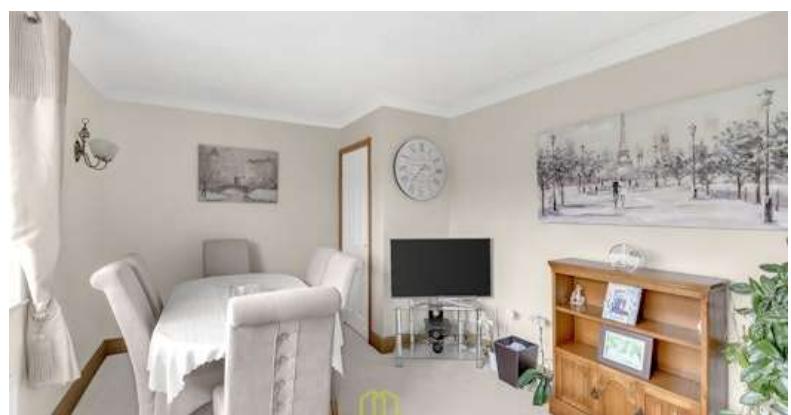
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1



2





This immaculate four-bedroom detached house is offered for sale in the popular village of Habrough, near Immingham. Set on a generous corner plot, the property benefits from a large driveway, garage, EV charger and additional space suitable for a motorhome or caravan, making it particularly attractive for families.

A spacious and welcoming hallway with return stairs to the first floor provides an immediate sense of space. Off the hall is a cloakroom with WC and sink. The main lounge is tastefully decorated and features a log burner with surround, creating a comfortable focal point. A separate, spacious dining room offers flexibility for family mealtimes and entertaining.

The modern kitchen is fitted with high gloss units, oven and hob, sink, and breakfast bar, together with plumbing for a dishwasher. There is also a useful laundry room, keeping household tasks neatly contained.

Upstairs, the main double bedroom includes quality 'Haagensen' wardrobes and dual aspect windows. A second double bedroom also benefits from dual aspect windows, bringing in plenty of natural light. The third bedroom is a spacious single with built-in wardrobes. On the ground floor, a further room functions well as a study or fourth bedroom, providing versatility for modern living. The bathroom is fitted with an exquisite suite comprising a freestanding bath, rainfall shower, sink with vanity unit and WC. Additionally, the property enjoys lots of storage space which has proven incredibly valuable to the current owners.

Externally, the landscaped garden offers attractive outdoor space, supported by oil-fired central heating and uPVC double glazing throughout.

Habrough is known for its green spaces and walking routes, ideal for those who enjoy the outdoors, with further amenities available in nearby town, Immingham. The village has good public transport links, including Habrough railway station, which provides services to Grimsby, Cleethorpes and Doncaster, with connections towards Manchester and beyond. Journey times to Grimsby are typically around 15-20 minutes by train.

This well-presented family home combines practical modern features with a village setting, convenient for both commuting and access to local countryside.



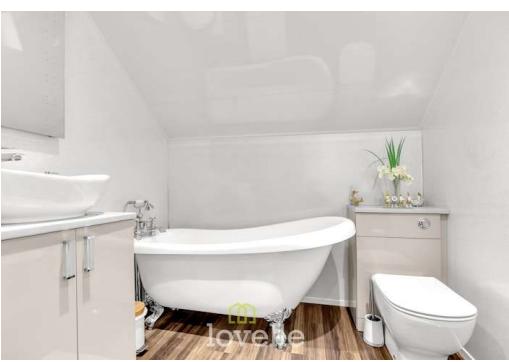


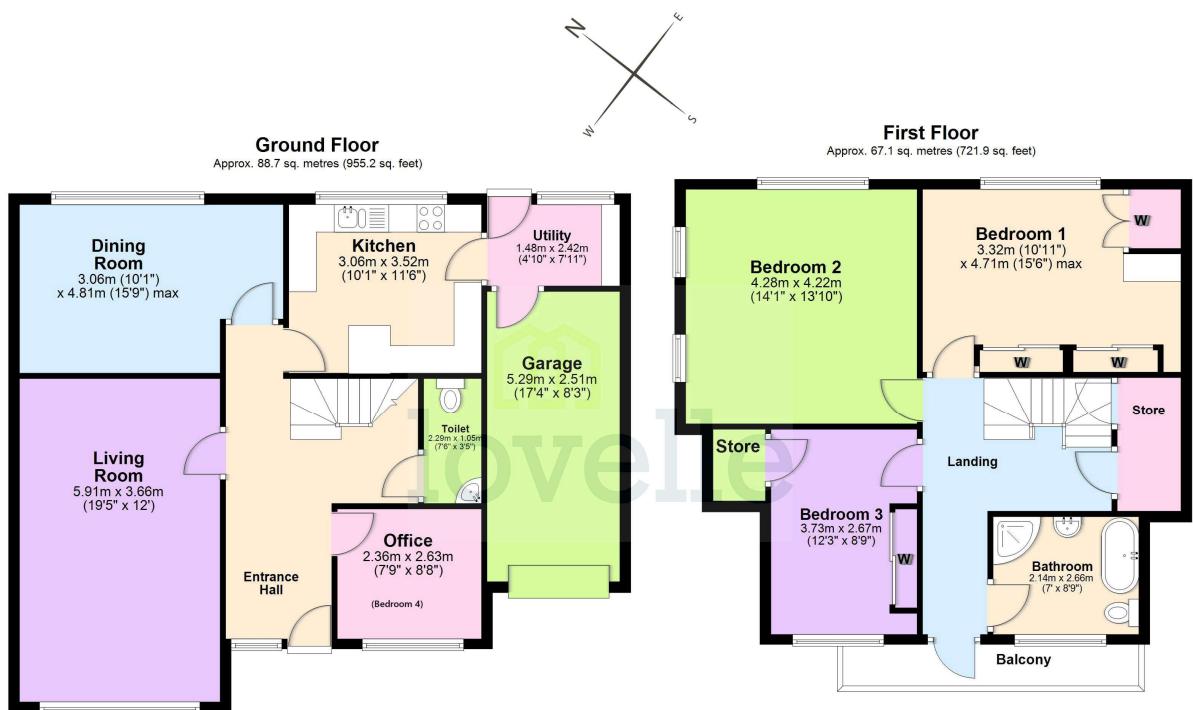
## Disclaimer

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](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.





Total area: approx. 155.8 sq. metres (1677.1 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.

Plan produced using PlanUp.

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