



CROFTS ESTATE AGENTS

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IMMINGHAM

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



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Offers in the Region Of £199,950

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



Lounge

11' 5" x 16' 6" (3.48m x 5.03m)

Beautifully styled with modern décor and brand-new carpeting, this inviting room offers a fresh and contemporary feel throughout. A newly fitted window allows plenty of natural light to fill the space, while the feature fireplace provides the perfect focal point with the option to install either an electric or gas fire for added warmth and ambience. Complete with a radiator, this is an ideal space to relax and unwind in comfort.

Dining Room

9' 11" x 12' 4" (3.02m x 3.76m)

Finished in stylish neutral décor with soft fitted carpeting, this bright and welcoming space offers a warm and contemporary feel throughout. Elegant French doors open beautifully onto the rear garden, flooding the room with natural light and creating the perfect setting for relaxing or entertaining, while a radiator ensures comfort all year round.

Kitchen

9' 2" x 10' 6" (2.79m x 3.20m)

The stunning newly fitted kitchen features stylish herringbone flooring, striking dark blue cabinetry paired beautifully with sleek grey worktops, and an integrated fridge for a seamless modern finish. A rear access door leads directly out to the garden, perfectly blending indoor and outdoor living.

Bedroom 3

9' 0" x 10' 8" (2.74m x 3.25m)

This versatile room offers modern decor radiator carpeted floor and uPVC window to the front elevation

Shower Room

5' 5" x 7' 1" (1.65m x 2.16m)

This stunning contemporary shower room has been finished to a high standard, featuring a sleek walk-in shower alongside a stylish W/C and wash basin beautifully incorporated into modern fitted cabinetry for a clean and sophisticated look. Complete with a radiator for added comfort, this luxurious space perfectly combines practicality with elegant modern design.

Bedroom 1

10' 6" x 17' 6" (3.20m x 5.33m)

An impressive master bedroom which benefits from a private en suite shower room, adding a touch of luxury and convenience.

En-suite

2' 11" x 10' 6" (0.89m x 3.20m)

Beautifully designed with a sleek contemporary finish, this stylish shower room features a modern W/C, spacious walk-in shower, and elegant wall boarding for a clean and luxurious feel. A heated towel warmer adds the perfect touch of comfort and practicality, completing this stunning modern space.

Bedroom 2

10' 6" x 10' 10" (3.20m x 3.30m)

Bedroom two briefly offers carpeted flooring, walk in wardrobe, radiator and uPVC window.

Walk in wardrobe

5' 6" x 10' 1" (1.68m x 3.07m)

External

Externally, the property continues to impress with a beautifully landscaped rear garden designed for low maintenance living, offering the perfect space for relaxing or entertaining. To the front, the home benefits from an attractive walled garden and a generous driveway providing ample off-road parking, leading directly to the garage for added convenience and practicality.

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 B: 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.

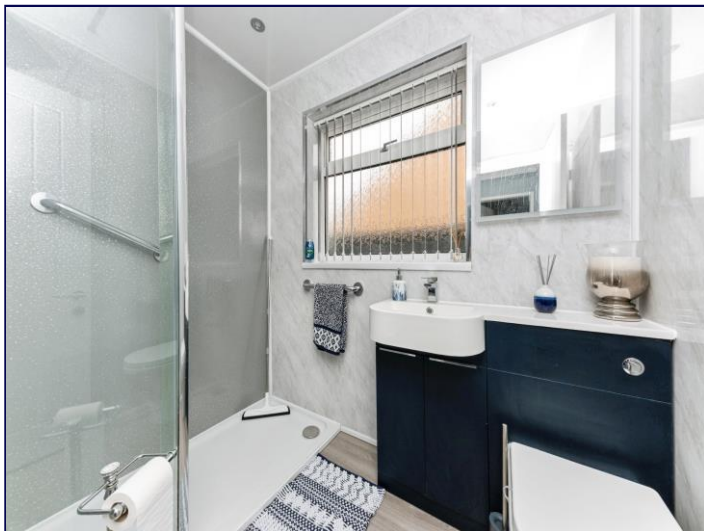
Property Management

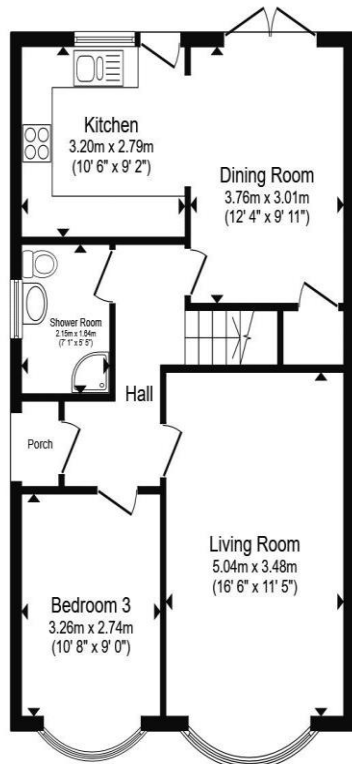
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

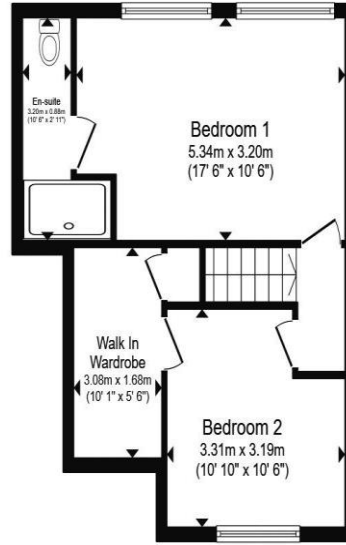
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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

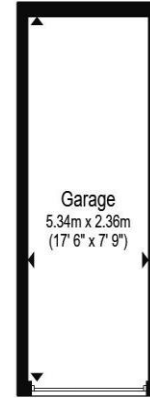




Ground Floor



First Floor



Garage

Total floor area 117.2 m² (1,261 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

