

Buy. Sell. Rent. Let.



School Road, South Killingholme



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When it comes to
property it must be


lovelle



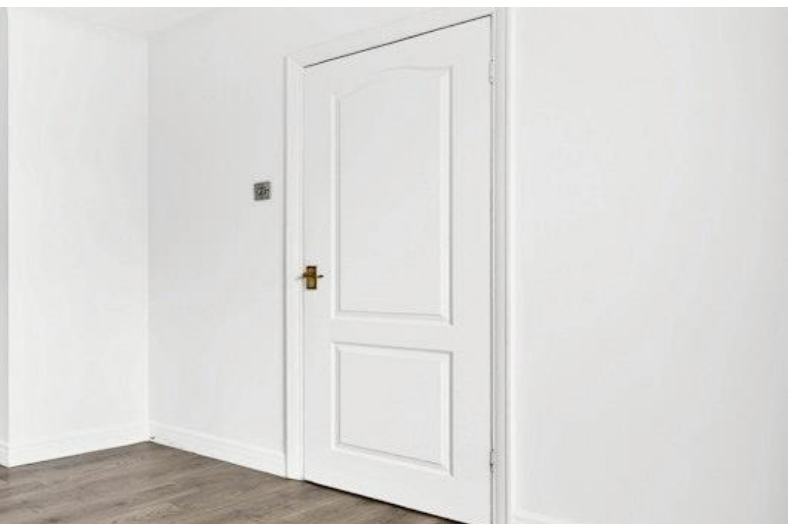
£275,000



A modernised three-bedroom detached house on a generous 0.24-acre plot (sts) in the established village of South Killingholme, offering a spacious dual-aspect lounge, fully equipped contemporary kitchen, ample parking with double garage, gch and uPVC double glazing, no onward chain, and excellent access to local amenities, transport links, and potential future development (subject to renewed permissions).

Key Features

- Detached House
- Substantial Plot 0.24acre (sts)
- Double Garage
- Three Bedrooms
- New Windows & Boiler 2022
- Wired CCTV
- EPC rating TBC
- Tenure: Freehold





Lovelle offer to market this three-bedroom detached house situated in the established village of South Killingholme, near Immingham, offering excellent access to transport links.

The ground floor opens to a welcoming hall with return stairs to the first floor, leading to a spacious dual-aspect lounge featuring a media wall. The modern kitchen is fitted with contemporary units, wooden worktops and a range of included appliances, comprising fridge freezer, washer, dishwasher, oven, hob, and tumble dryer. The first floor provides three bedrooms, two of which are doubles, with the third being spacious and benefiting from built-in wardrobes. The bathroom offers a modern suite with rainfall shower over bath, sink with vanity unit, WC and aqua-panelled walls.

The property occupies a substantial 0.24 acre plot, with a large driveway providing ample off-road parking and access to a double garage. The house is gas central heated with a new boiler and new uPVC double-glazed windows installed in 2022. The property is offered with no chain and, historically, formerly had planning permission to demolish the existing dwelling and develop multiple units, which may interest investors (subject to obtaining any renewed permissions).

South Killingholme is a well-regarded village with nearby schools and attractive walking routes. Immingham provides further facilities, supermarkets and services. Road access is strong via the A160 and A180 towards Grimsby, Hull and the wider motorway network. Rail services are available from nearby Habrough station, offering connections towards Grimsby, Cleethorpes and Doncaster, with onward journeys to major UK cities.

Planning Permission

To view the historic planning details to erect three properties and demolish the existing property, please visit North Lincolnshire planning portal and search using the following reference :
PA/2009/0299

Mobile and broadband

It is advised that prospective purchasers visit checker.ofcom.org.uk in order to review available wifi speeds and mobile connectivity at the property.

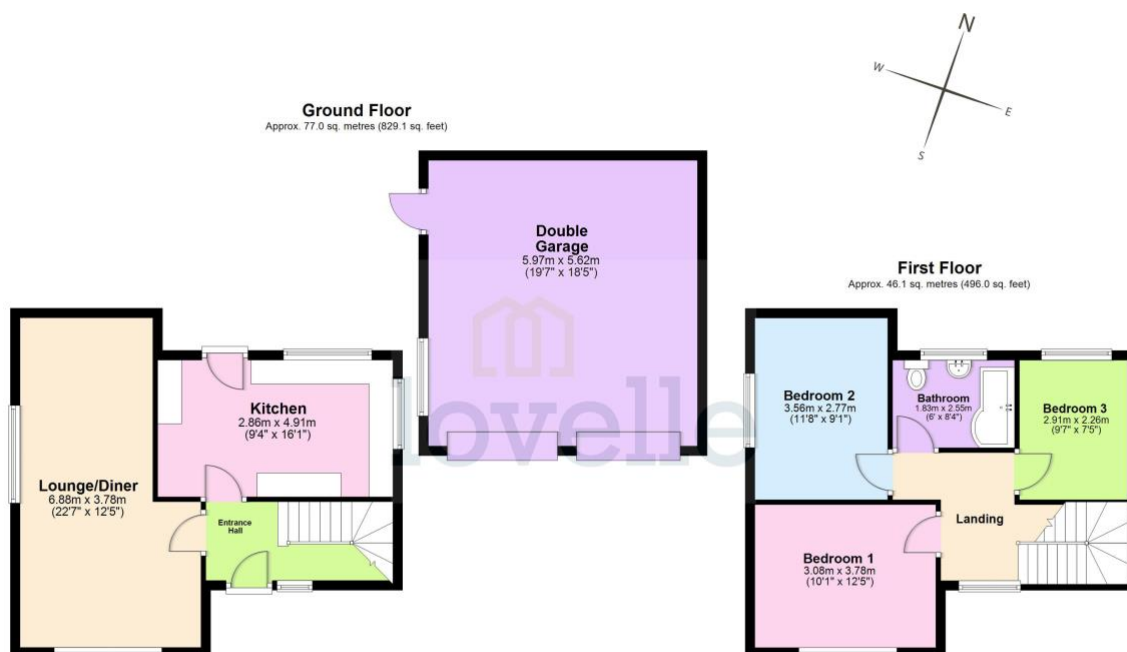




Disclaimer

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.





Total area: approx. 123.1 sq. metres (1325.1 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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01472 251918

grimsby@lovelle.co.uk