



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



**12 Lucas Court
Healing
DN41 7SB**

**Offers in the Region
Of £375,000**

Located in the sought-after village of Healing, this beautifully refurbished four bedroom detached house offers stylish and spacious living throughout. Finished to a high standard, the property is ready for a new family to move straight in and enjoy. The ground floor boasts a welcoming entrance hall, a bright and airy lounge with bi-fold doors, and a stunning open-plan kitchen/dining room with modern fittings and direct access to the rear garden – perfect for family life and entertaining. A convenient utility room and cloakroom/WC complete the ground floor. Upstairs, there are four generously sized bedrooms, including a master with en-suite and a contemporary family bathroom. The en-suite is currently requiring work, however it presents itself as a blank canvas for the next owner to put their mark on. Externally, the property enjoys an enclosed rear garden, ideal for outdoor entertainment, and a driveway providing off-road parking leading to a garage. Healing is a highly regarded village, popular for its excellent schools, strong community feel, and excellent road and rail links to Grimsby, Cleethorpes, and beyond. Viewings come highly recommended!

Address : 21 Kennedy Way, Immingham, DN40 2AB
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



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Lounge

12' 1" x 23' 11" (3.68m x 7.28m)

A stylish lounge designed for both comfort and sophistication, featuring rich solid wood flooring that adds warmth and timeless elegance to the space. Natural light pours in through sleek bi-fold doors with built in blinds, seamlessly connecting the interior with the outdoors and creating an open, airy atmosphere. The combination of refined finishes and modern design details makes this lounge the perfect setting for relaxation or entertaining.

Kitchen

10' 5" x 23' 11" (3.17m x 7.28m)

A contemporary open-plan kitchen-diner that blends style with functionality. Sleek cabinetry, integrated appliances, and clean lines create a modern aesthetic, while the spacious layout flows effortlessly into the dining/living area—perfect for both everyday living and entertaining.

Bedroom 1

12' 1" x 17' 4" (3.68m x 5.28m)

The master bedrooms offers plenty of floor space, with more than enough room for a king size bed and freestanding wardrobes or fitted depending on your needs. The room itself benefits from an en-suite, laminate flooring, radiator, coving, modern decor with feature wall and uPVC window to the front elevation.

En-suite

6' 8" x 8' 1" (2.03m x 2.46m)

The en-suite which serves the master bedroom has a shower, WC, basin, partially tiled walls, laminate flooring

Bedroom 2

11' 2" x 13' 0" (3.40m x 3.96m)

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

Bedroom 3

10' 11" x 13' 2" (3.32m x 4.01m)

Bedroom three, which is also a double size, comprises of laminate flooring, tasteful decor, radiator, coving and uPVC window to the front elevation.

Bedroom 4

8' 0" x 8' 5" (2.44m x 2.56m)

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

Bathroom

6' 8" x 10' 8" (2.03m x 3.25m)

A stylish and contemporary bathroom suite, finished with sleek fittings and complemented by striking black accessories for a bold, modern touch. The room comprises of freestanding roll top bath, shower, WC and his and hers basin.

Externally

The property enjoys a good size rear garden with a mixture of laid to lawn and a large patio area, providing the ideal space for outdoor dining, entertaining, and family living. This south westerly facing property also has a large driveway creating ample off road parking and a detached single garage.



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.

Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band D: 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.

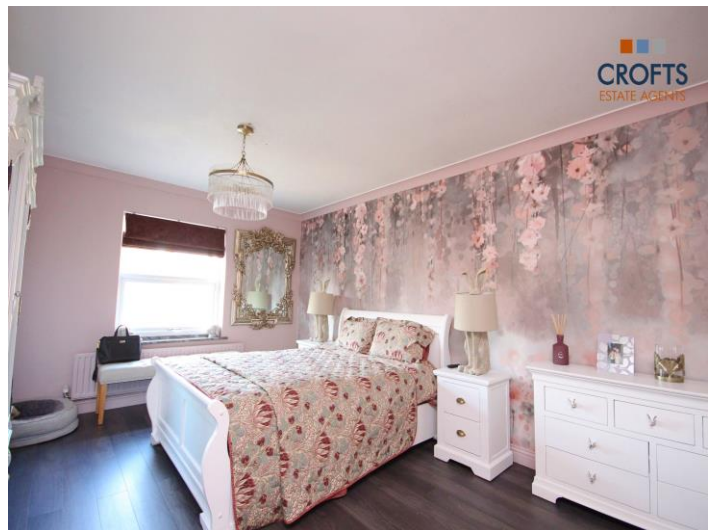
Property Management

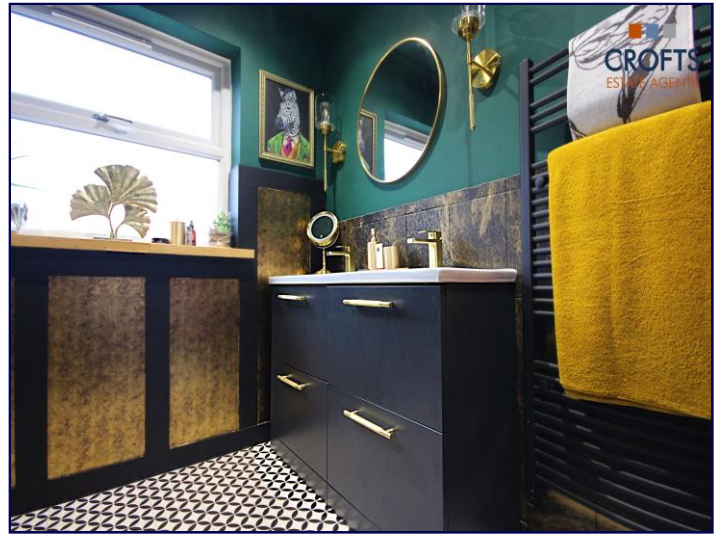
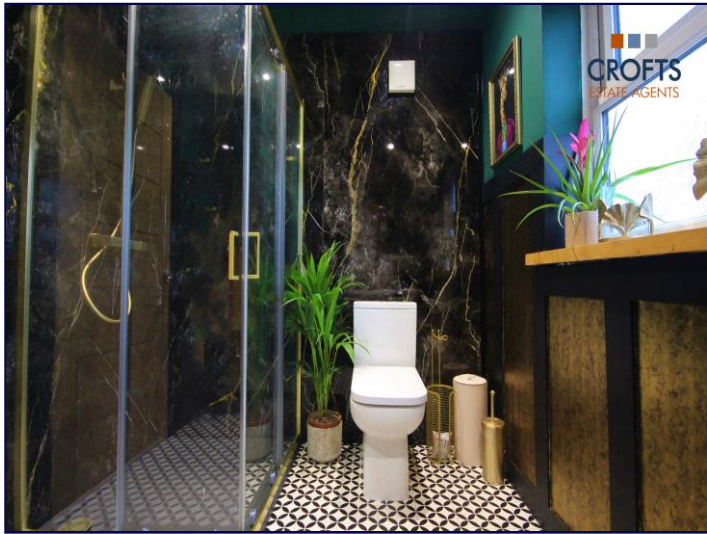
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

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.

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GROUND FLOOR
66.5 sq.m. (716 sq.ft.) approx.

1ST FLOOR
66.5 sq.m. (716 sq.ft.) approx.



CROFTS
ESTATE AGENTS
CLEETHORPES: 01472 200666
IMMINGHAM: 01469 564294
LOUTH: 01507 601550

TOTAL FLOOR AREA: 133.0 sq.m. (1431 sq.ft.) 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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| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) | A | | |
| (81-91) | B | | 83 |
| (69-80) | C | 73 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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