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Highland Tarn
Immingham
DN40 1PG

Offers in the Region Of £184,950

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP
IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB
LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes: cleethorpes@croftsestateagents.co.uk
Email: Immingham : immingham@croftsestateagents.co.uk
Email: Louth : louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk






Property Introduction
Having recently undergone refurbishment and presented to an immaculate standard throughout, this two-bedroom detached bungalow occupies a deceptively generous plot within the highly sought-after town of Immingham and is offered for sale with NO FORWARD CHAIN. Ready to move straight into, the property is ideally located within walking distance of a range of local amenities, reputable schools for children of all ages, and benefits from excellent transport links, including easy access to the A180, Habrough Train Station, and Grimsby. The accommodation briefly comprises an inviting entrance hallway, a comfortable lounge, a spacious open-plan kitchen/diner, three well proportioned bedrooms, a modern shower room, and a rear entrance porch. Externally, the property boasts a generous gated driveway leading to a detached garage, providing ample off road parking, along with beautifully maintained gardens to the front and side, creating an attractive and welcoming outdoor space.

Entrance Porch
The practical entrance porch briefly comprises of uPVC, double glazed windows and door giving access from the rear of the property.

Lounge
16' 4" x 11' 11" (4.97m x 3.63m)
The spacious lounge benefits from carpeted flooring, radiator, bay style uPVC, double glazed windows to the front elevation and gas fire.

Kitchen/Diner
15' 6" x 9' 10" (4.72m x 2.99m)
The impressive modern kitchen/diner has been thoughtfully designed to create a stylish and sociable heart of the home. Offering plenty of cupboard and worktop space, the room comfortably accommodates both cooking and dining areas, making it ideal for everyday family living and entertaining alike. Finished to a high standard with a contemporary feel throughout, this light and airy space combines practicality with modern day comfort.

Bedroom one
11' 8" x 9' 11" (3.55m x 3.02m)
The Master Bedroom briefly comprises of carpeted flooring, radiator, tasteful decor and uPVC double glazed windows to the front elevation.

Bedroom two
10' 7" x 7' 6" (3.22m x 2.28m)
Bedroom two briefly comprises of carpeted flooring, radiator and uPVC, double glazed windows to the side elevation.

Bedroom Three
10' 7" x 7' 1" (3.22m x 2.16m)
Bedroom three briefly comprises of carpeted flooring, radiator and uPVC window to the rear elevation.

Shower Room
6' 2" x 7' 0" (1.88m x 2.13m)
The recently refurbished bathroom has been beautifully transformed into a stylish and contemporary space, featuring high-quality fixtures and fittings throughout. Designed with both comfort and practicality in mind, this elegant suite offers a touch of luxury, creating the perfect place to relax and unwind at the end of the day. Bright, modern and impeccably presented, it complements the property's move-in-ready appeal.

Exterior
Occupying a desirably spacious corner plot, to the front of the property is a well-maintained lawn which wraps around one side of the property, with a low brick wall and fencing to the perimeter. On the other side of the property a gated path provides access to the front door on the side elevation. To the rear of the property, a gated driveway way with double gates leads to a large detached garage/outbuilding and a widening driveway, providing ample off-road parking for multiple vehicles and access to the entrance porch.

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 websitewww.voa.gov.uk/cti

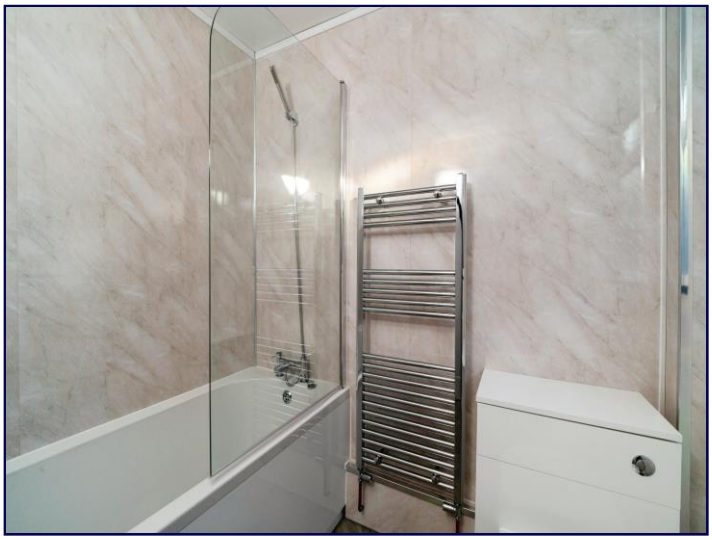
Mortgage Services
Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

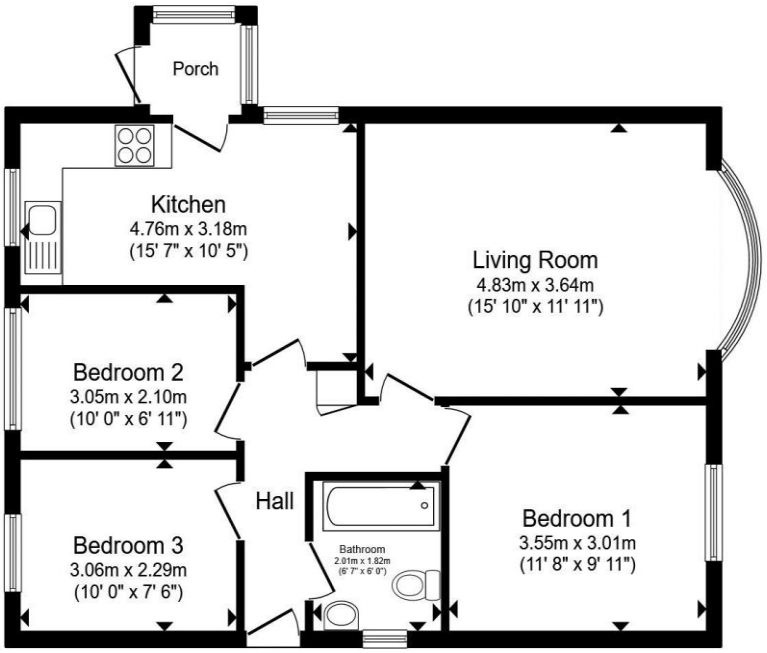
Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

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 for 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.







Total floor area 68.3 m² (735 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

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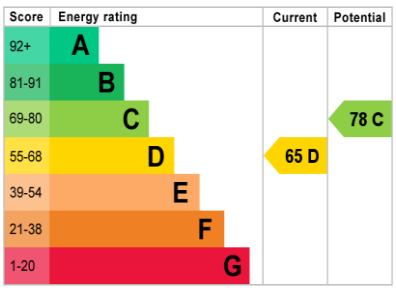

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MS/SEQ/8768/08.26