



11 Viking Close
Immingham
DN40 2RT

£142,000



Lounge

12' 5" x 15' 5" (3.78m x 4.70m)

This spacious lounge benefits from laminate flooring, neutral decor, radiator and bay window to the front elevation.

Dining Room

8' 1" x 9' 5" (2.46m x 2.87m)

Adjacent to the kitchen, this room comprises of neutral decor, laminate flooring, radiator and uPVC patio doors which open out to the rear garden.

Kitchen

7' 1" x 9' 5" (2.16m x 2.87m)

Benefitting from base and wall mounted units, tiled splash back, laminate flooring, sink with drainer and uPVC window to the rear elevation.

Bedroom 1

9' 5" x 11' 11" (2.87m x 3.63m)

Bedroom one briefly comprises of carpeted flooring, radiator and uPVC window to the rear elevation.

Bedroom 2

8' 4" x 11' 6" (2.54m x 3.50m)

Bedroom two briefly comprises of carpeted flooring, radiator and uPVC window to the front elevation.

Bedroom 3

6' 10" x 8' 4" (2.08m x 2.54m)

Bedroom three briefly comprises of carpeted flooring, radiator and uPVC window to the front elevation.

Shower Room

Benefitting from a shower cubical, WC, vanity basin, towel rail, vinyl flooring, LED lighting and uPVC window to the rear elevation.

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.

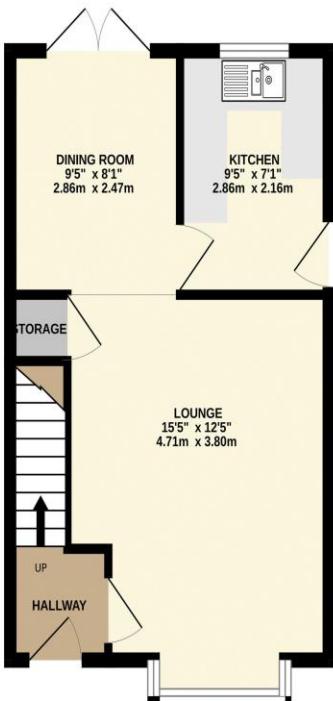
Mortgage and Financial Advice

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.

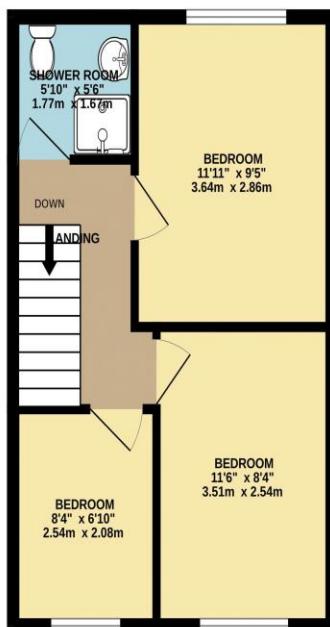
*STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT
KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN
SECURED ON IT.*



GROUND FLOOR
364 sq.ft. (33.9 sq.m.) approx.



1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA: 720 sq.ft. (66.9 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan detailed 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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