



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

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



9 Cedar Drive
Immingham
DN40 2JE

Offers in the Region Of £220,000

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

cleethorpes@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Property Description

Crofts Estate Agents of Immingham and the surrounding areas are delighted to bring to the market this impressive FIVE-bedroom semi-detached family home, situated in a popular residential area of Immingham. Tucked away in a quiet residential setting, this substantial home offers generous accommodation arranged across three floors, making it an ideal choice for growing families seeking space, comfort and flexibility. Conveniently located close to a variety of local amenities, this wonderful property combines a peaceful setting with everyday convenience, offering plenty of room for the whole family to enjoy. Upon entering, you are welcomed by an entrance hallway leading through to a spacious lounge, perfect for relaxing with family, alongside a kitchen diner providing an excellent space for family meals and entertaining. The first floor continues to impress, offering three well-proportioned bedrooms, a family bathroom and a separate WC. Heading to the upper floor, you will find a further two double bedrooms, providing fantastic flexibility for larger families, guest accommodation or additional space to suit your needs. Externally, the property boasts ample off road parking to the front, a detached garage and a low maintenance rear garden, with the added benefit of a side gazebo, perfect for outdoor entertaining.

Lounge

13' 2" x 17' 11" (4.01m x 5.46m)

Deceptively spacious, this living space is ideal for entertaining guests or enjoying family time. The room comprises of laminate flooring, gas fire with surround, coving and uPVC windows to the front elevation.

Kitchen/Diner

11' 11" x 17' 11" (3.63m x 5.46m)

Open planned, this large kitchen diner boasts a range of base and wall mounted units, along with integral oven, hob and extractor above, tiled floor, LED lights and uPVC french doors which open out to the rear garden.

Bedroom 1

11' 9" x 15' 5" (3.58m x 4.70m)

Bedroom one briefly comprises of carpeted flooring, radiator, storage area, modern decor, coving and uPVC window to the rear elevation.

Bedroom 2

9' 2" x 16' 7" (2.79m x 5.05m)

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

Bedroom 3

8' 2" x 8' 10" (2.49m x 2.69m)

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

Bedroom 4

11' 3" x 14' 6" (3.43m x 4.42m)

Bedroom four, located on the second floor, consists of modern decor, carpeted flooring, velux window, LED lights and radiator.

Bedroom 5

7' 4" x 17' 11" (2.23m x 5.46m)

Bedroom five, located on the second floor, consists of modern decor, carpeted flooring, velux window, LED lights and radiator.

Bathroom

Located on the first floor, there bathroom benefits from a corner bath with shower above, vanity basin, and separate WC, which is next door to the bathroom. There is also tiled flooring and walls and uPVC window to the side elevation.

Externally

Externally, the property boasts ample off road parking to the front, a detached garage and a low maintenance rear garden, with the added benefit of a side gazebo, perfect for outdoor entertaining.



Tenure
Freehold

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 and 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

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.

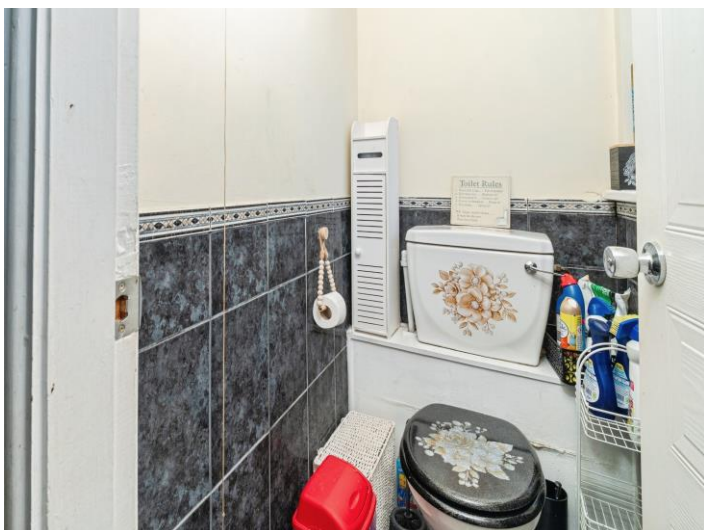
Free Valuations

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.

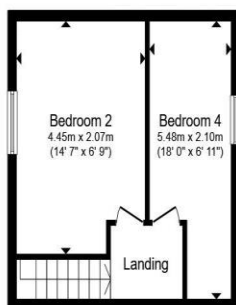
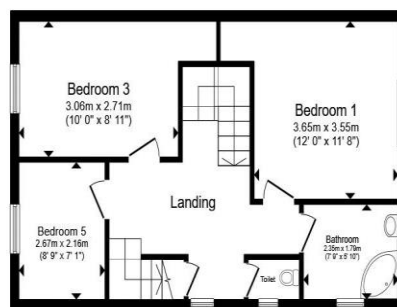
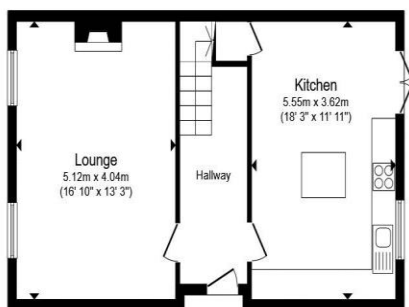
Mortgage Services





Monday to Friday
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
Closed



Total floor area 135.0 m² (1,453 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

