





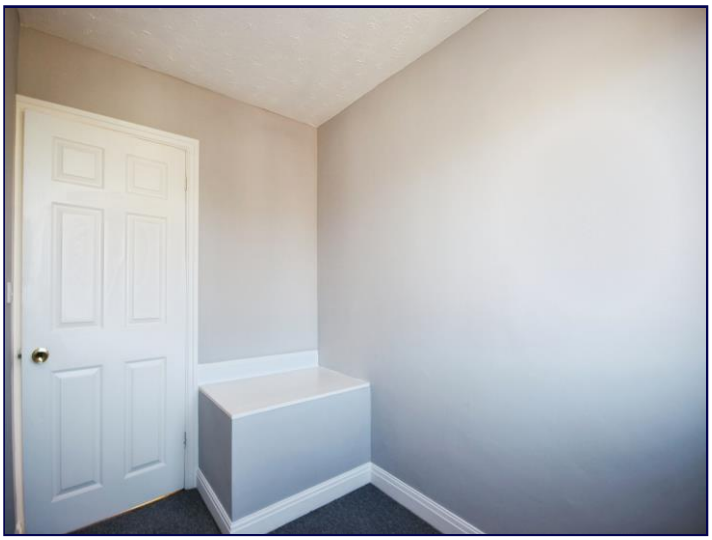


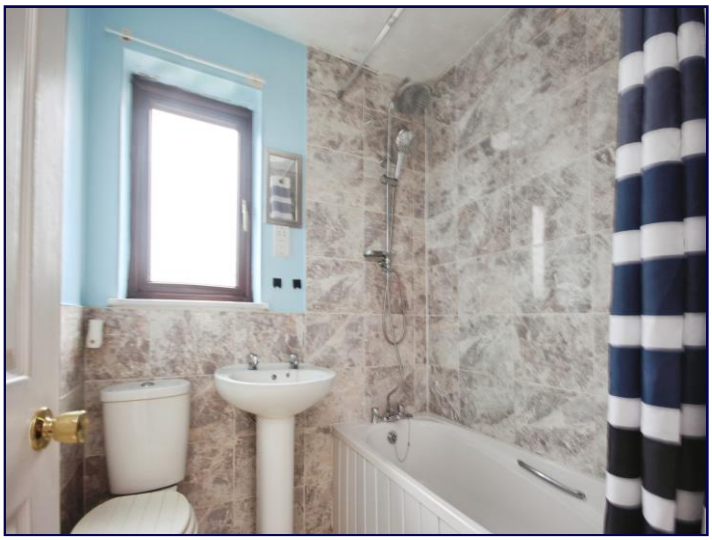
4 Sunningdale Drive
Immingham
DN40 2LA

Offers in the Region Of £140,000









Lounge
11' 1" x 14' 5" (3.38m x 4.39m)
Benefitting from built in storage cupboard, laminate flooring, radiator, neutral decor and uPVC window to the front elevation.

Kitchen/Diner
Offering a range of base and wall mounted units, integral oven with hob above, sink with drainer, vinyl flooring and uPVC window and french doors to the rear.

Bedroom 1
8' 5" x 13' 1" (2.56m x 3.98m)
Bedroom one briefly comprises of carpeted flooring, radiator, neutral decor and uPVC window to the front elevation.

Bedroom 2
8' 5" x 10' 2" (2.56m x 3.10m)
Bedroom two briefly comprises of carpeted flooring, radiator, neutral decor and uPVC window to the rear elevation.

Bedroom 3
8' 11" x 6' 0" (2.72m x 1.83m)
Bedroom three briefly comprises of carpeted flooring, radiator, and uPVC window to the front elevation.

Bathroom
5' 7" x 6' 0" (1.70m x 1.83m)
Benefitting from a bath with shower above, WC, basin, vinyl flooring and uPVC window to the rear elevation.

Externally
Benefitting from gardens to the front and rear, ample off road parking and a car port.

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 A: To confirm council tax banding for this property please view the website- www.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.

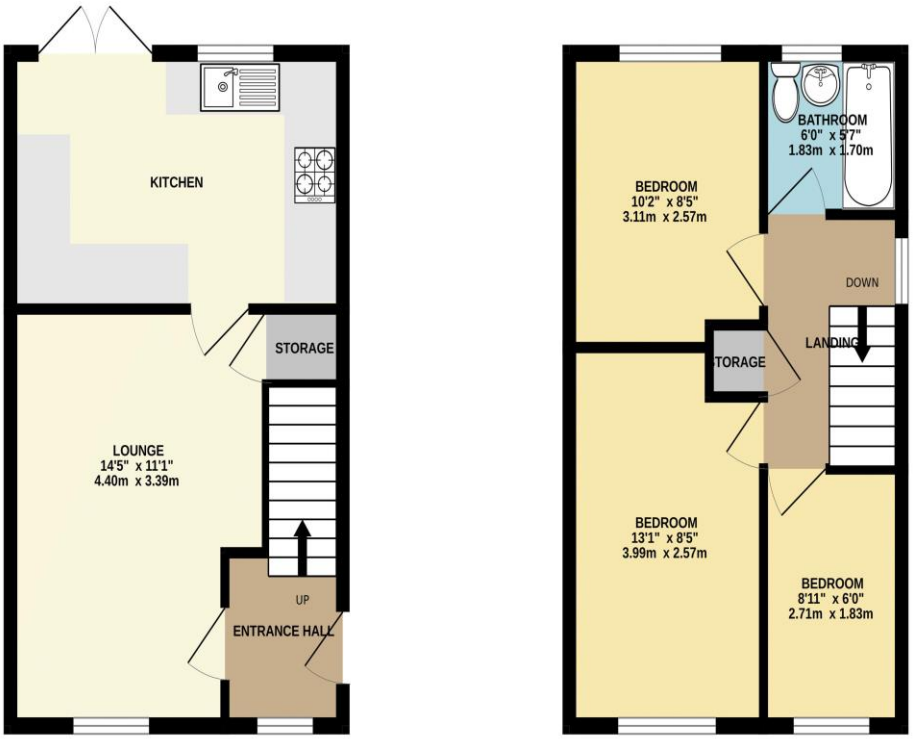
Free Valuations
We offer a free valuation with no obligation, just call the relevant office, or visit www.croftsestateagents.co.uk seven days a week to arrange your free valuation.

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



GROUND FLOOR
336 sq.ft. (31.2 sq.m.) approx.

1ST FLOOR
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 673 sq.ft. (62.5 sq.m.) 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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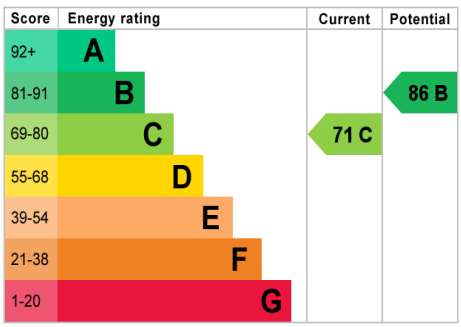

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