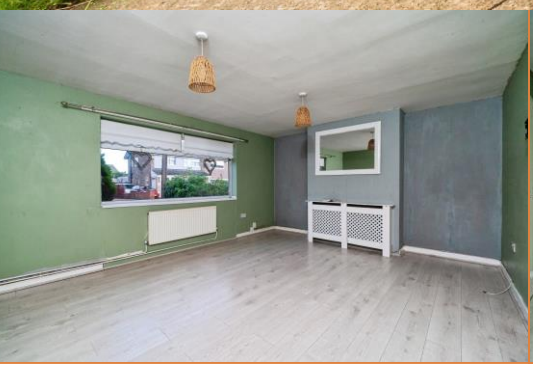
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Spinney Close
Immingham
DN40 2JT

Offers in the Region Of £119,950

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Email: Cleethorpes: cleethorpes@croftsestateagents.co.uk
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Property Introduction
Offered for sale with NO FORWARD CHAIN, this three bedroom semi-detached dormer bungalow presents an excellent opportunity for buyers seeking a property they can modernise and tailor to their own tastes. Situated within the popular town of Immingham, the property offers generous living accommodation throughout and benefits from a versatile layout, making it suitable for a range of purchasers including families, downsizers and investors alike. While the property does require a programme of refurbishment and improvement, it provides fantastic scope to add value and create a comfortable long term home. The accommodation comprises a spacious lounge, fitted kitchen, three well-proportioned bedrooms and a family bathroom, with the dormer design providing flexible living space across two floors. Externally, the property benefits from gardens and off road parking, further enhancing its appeal. Conveniently located close to local amenities, schools and transport links, this is a rare opportunity to acquire a property with significant potential in an established residential area. Early viewing is highly recommended to fully appreciate the accommodation and possibilities on offer.

Lounge
16' 1" x 12' 11" (4.89m x 3.93m)

Kitchen
10' 1" x 9' 1" (3.07m x 2.78m)

Bathroom
6' 2" x 5' 5" (1.87m x 1.64m)

Bedroom One
16' 0" x 9' 5" (4.88m x 2.87m)

Bedroom Two
14' 7" x 7' 11" (4.45m x 2.41m)

Bedroom Three
8' 8" x 7' 9" (2.65m x 2.37m)

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 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.

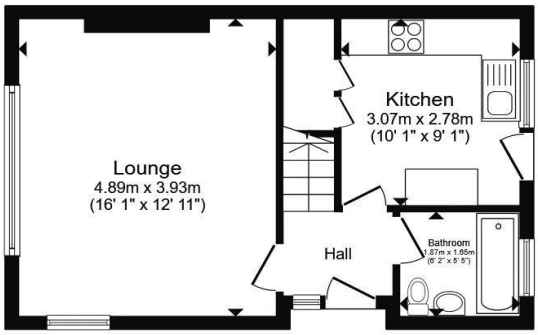
Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

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.

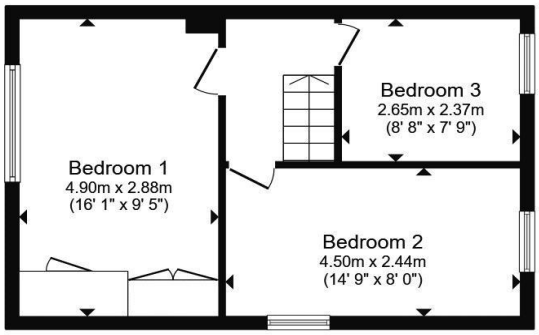
Property Management
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.



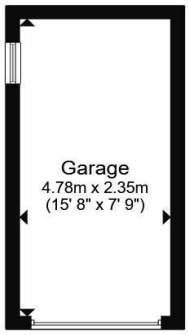




Ground Floor



First Floor

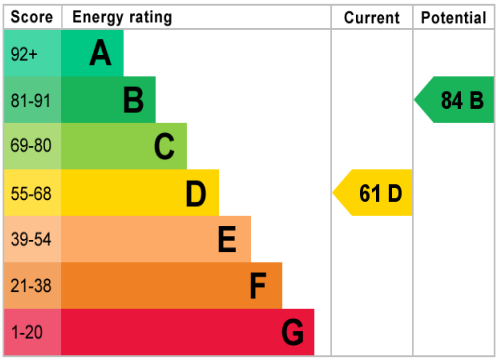


Garage

Total floor area 86.9 m² (936 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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MS/SEQ/8768/08.26