CROFTS ESTATE AGENTS
PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550









42 School Road
South Killingholme
DN40 3HY

Offers in the Region Of £170,000

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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

www.croftsestateagents.co.uk






Property Description
Situated in the village of South Killingholme, this modern two bedroom semi detached dormer bungalow creates an ideal home for a range of buyers. The property provides a welcoming living space, modern fitted kitchen, two bedrooms and a contemporary bathroom, with the dormer design offering useful additional accommodation and a practical layout. Externally, the property benefits from an enclosed garden and off road parking, providing both convenience and outdoor space. Located within easy reach of local amenities, schools and transport links, this attractive home combines modern living with the convenience of village life.

Lounge
14' 1" x 15' 7" (4.29m x 4.75m)
A bright and welcoming living room, featuring a large bay window that floods the space with natural light and offers pleasant views over the front garden. The room benefits from attractive wood effect flooring, a feature fireplace and ample space for comfortable seating and entertaining.

Kitchen/Diner
10' 1" x 19' 10" (3.07m x 6.04m)
A stylish and contemporary open-plan kitchen-diner, thoughtfully designed for modern living. The bright, spacious layout provides an excellent space for both everyday family life and entertaining, with a sleek kitchen area flowing seamlessly into a generous dining and living space. Finished to a high standard, this inviting room combines practicality with a modern, sociable feel.

Bedroom 1
10' 2" x 15' 11" (3.10m x 4.85m)
This spacious master bedroom benefits from carpeted flooring, stylish decor, radiator and uPVC window to the front elevation.

Bedroom 2
9' 1" x 9' 2" (2.77m x 2.79m)
Bedroom two briefly comprises of carpeted flooring, radiator and uPVC window to the rear elevation.

Bathroom
6' 3" x 6' 6" (1.90m x 1.98m)
This modern bathroom suite benefits from a bath with shower above, WC, vanity basin, radiator and uPVC window to the rear elevation.

Externally
Externally, the property benefits from an enclosed garden and off road parking, providing both convenience and outdoor space.





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 and all viewings are strictly by appointment only please.

Council Tax Information
Band C: 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.







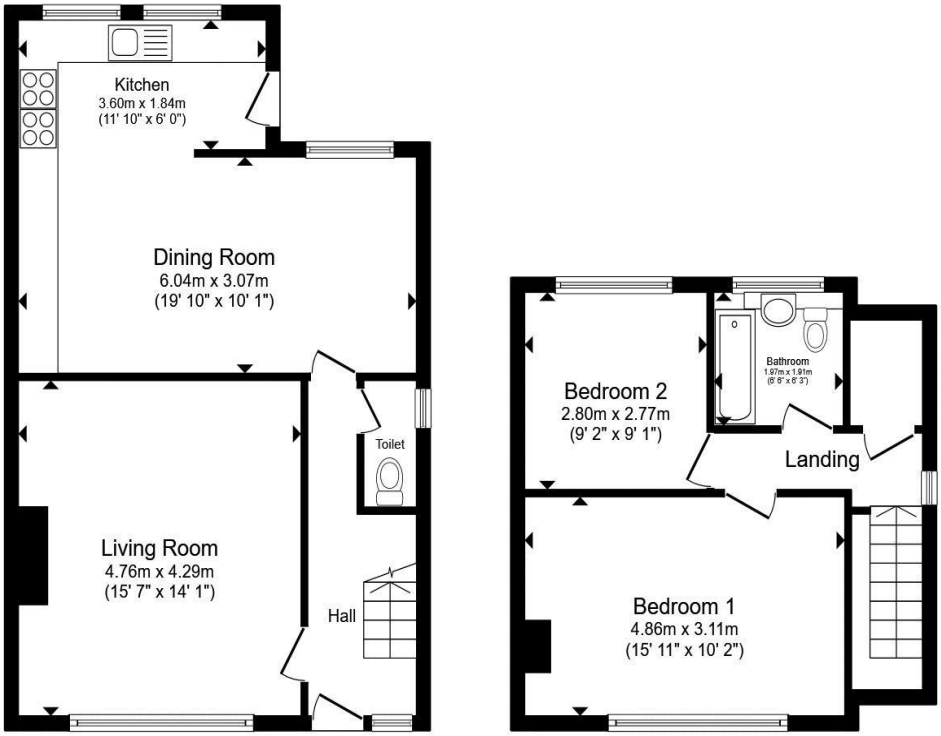






OPEN 7 DAYS A WEEK

Monday to Friday	9am to 5.30pm (Tuesday opening 9.30am)
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

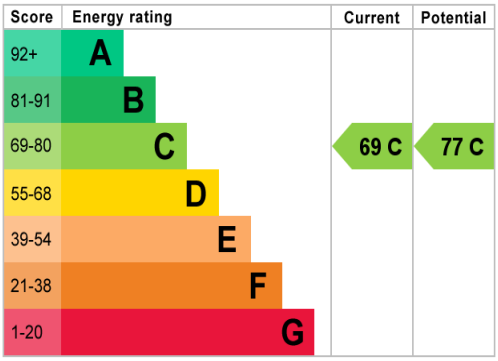


Ground Floor **First Floor**

Total floor area 90.6 m² (975 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

CROFTS
ESTATE AGENTS



DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.
MS/SEQ/8768/08.26