



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

IMMINGHAM

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



1 Poppy Mews
Healing
DN41 7JU

Offers in the Region Of £165,000

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Website : www.croftsestateagents.co.uk

OFFICE HOURS
Mon to Fri 9am to 5.30pm (Tuesday opening 9.30am)
Saturday 9am to 3pm
Sunday Closed



Open plan kitchen-diner-living area

12' 8" x 28' 4" (3.86m x 8.63m)

A modern open-plan kitchen, living, and dining space blends cooking, dining, and relaxation into one light-filled, sociable area. Sleek cabinetry and integrated appliances create a clean look, while wooden worktops add warmth and natural texture. The kitchen flows into a dining area and comfortable living space, with subtle zoning through furniture and lighting. Large windows or doors enhance the sense of openness, creating a bright, versatile environment ideal for both everyday living and entertaining.

Bedroom 1

12' 8" x 12' 9" (3.86m x 3.88m)

Bedroom one briefly comprises of carpeted flooring, radiator, neutral decor, built in wardrobes and uPVC window to the front elevation.

Bedroom 2

8' 10" x 12' 8" (2.69m x 3.86m)

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

Shower room

5' 7" x 6' 9" (1.70m x 2.06m)

A modern shower suite is designed with style and simplicity in mind, featuring a sleek walk-in shower, contemporary WC, and streamlined basin. Clean lines, minimalist fittings, and high-quality finishes create a fresh, uncluttered look, while thoughtful layout ensures both comfort and practicality. The result is a bright, functional space suited to modern living.

Externally

Externally, the property enjoys the advantages of an end-terrace plot, offering additional privacy along with a low maintenance enclosed rear garden, ideal for relaxing or socialising. Allocated parking is also provided for added convenience.

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.

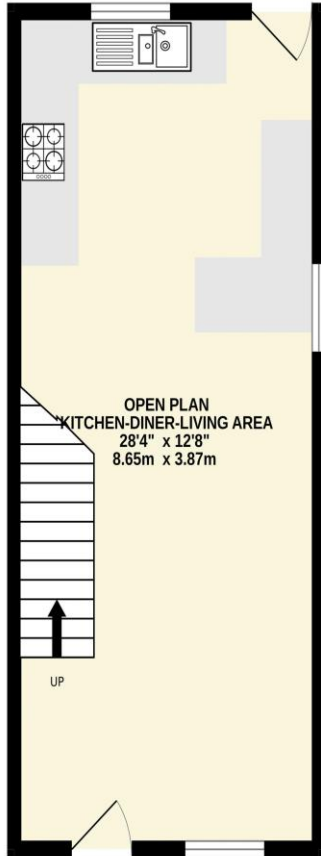
Mortgage and Financial Advice

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.

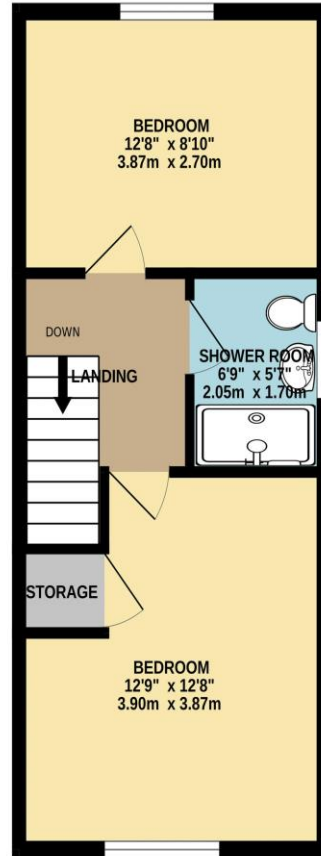
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
360 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA: 720 sq.ft. (66.9 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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