



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



14 Cravens Lane
Habrough
DN40 3AW

Offers in the Region Of £205,000

Address : 21 Kennedy Way, Immingham, DN40 2AB
Email : immingham@croftsestateagents.co.uk
Website : www.croftsestateagents.co.uk

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



Front

Situated in the popular village of Habrough, sits this extended three bed detached bungalow, boasting ample off road parking to the front, with block paved driveway leading down the side. There is also a detached garage, which benefits from power and lighting.

Lounge

10' 9" x 15' 2" (3.27m x 4.62m)

Located at the front of the property is this large living room, which benefits from carpeted flooring, radiator, coving and dual aspect uPVC windows.

Kitchen

8' 10" x 21' 5" (2.69m x 6.52m)

Having been extended, this fantastic size galley shape kitchen, benefits from recently laid tiled flooring, plenty of storage through base and wall mounted units. There is a 1 and a half sink with drainer and uPVC window and side door. The washing machine, tumble dryer and fridge freezer will also be remaining

Conservatory

8' 10" x 9' 5" (2.69m x 2.87m)

Access from the kitchen or through the rear garden, is the conservatory. This room creates the ideal space for a dining table and chairs as it is just off of the kitchen. There is tiled flooring, power and lighting and uPVC french doors that open out to the garden.

Bedroom 1

9' 2" x 11' 4" (2.79m x 3.45m)

Bedroom one, which is the larger of the three, benefits from carpeted flooring, radiator and uPVC window to the rear elevation. There is also up and over built in storage.

Bedroom 2

9' 1" x 9' 9" (2.77m x 2.97m)

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

Bedroom 3

7' 7" x 8' 10" (2.31m x 2.69m)

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

Bathroom

6' 5" x 6' 6" (1.95m x 1.98m)

The bathroom consists of a bath with shower above, WC and wash basin. There is also tiled flooring and walls, radiator and uPVC window to the rear elevation.

Rear Garden

The rear garden is a great size, with patio area to the front, ideal for relaxing or al-fresco dining and set in lawn, with path that leads to the rear. There is also a summer house to the rear and fencing all round, providing a degree of privacy.

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 C: 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.

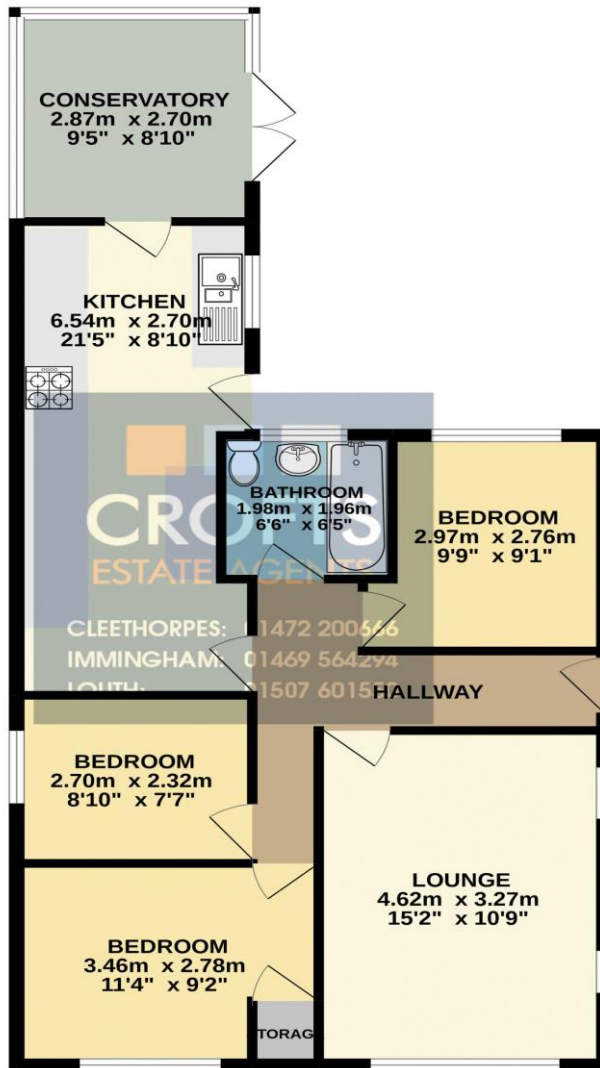
Mortgage and Financial Advice

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.



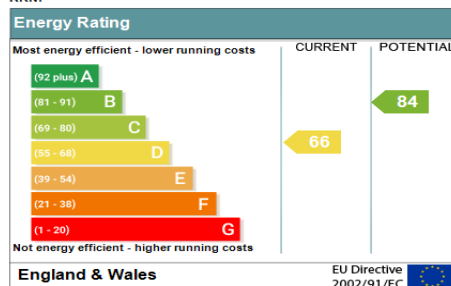
GROUND FLOOR
74.2 sq.m. (798 sq.ft.) approx.



TOTAL FLOOR AREA : 74.2 sq.m. (798 sq.ft.) 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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Address: 14 Cravens Lane, Habrough, IMMINGHAM, DN40 3AW
RRN:



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