



10 Station Road
Habrough
DN40 3AP

Offers in the Region Of £349,500



PASSIONATE ABOUT PROPERTY

IMMINGHAM

01469 564294

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

Address
Email
Website

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: immingham@croftsestateagents.co.uk
: www.croftsestateagents.co.uk

OFFICE HOURS

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



Lounge

11' 4" x 15' 11" (3.45m x 4.85m)

Benefitting from carpeted flooring, neutral decor, radiator and bay window to the front elevation.

Sitting/Dining room

11' 4" x 19' 11" (3.45m x 6.07m)

Neutrally decorated, this extended reception room provides versatile living space with the room currently set up as a sitting/dining room,

Kitchen

12' 0" x 12' 1" (3.65m x 3.68m)

Offering a mixture of base and wall mounted units with integral oven, hob with extractor above, 1 and a half sink with drainer, tiled splash back, laminate flooring and window to the rear elevation.

Utility room

7' 0" x 12' 0" (2.13m x 3.65m)

Shower Room

4' 6" x 8' 7" (1.37m x 2.61m)

Located on the ground floor, is the shower room, which is ideal for families or when guests are visiting. Benefitting from a shower cubical, WC, basin, towel rail radiator and window to the front elevation.

Bedroom 1

11' 4" x 17' 0" (3.45m x 5.18m)

Bedroom one briefly comprises of carpeted flooring, radiator, fitted wardrobes and window to the front elevation, offering open field views.

Bedroom 2

12' 0" x 14' 3" (3.65m x 4.34m)

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

Bedroom 3

9' 11" x 15' 1" (3.02m x 4.59m)

Bedroom three briefly comprises of carpeted flooring, radiator, en-suite and window to the rear elevation.

En-suite

5' 4" x 5' 5" (1.62m x 1.65m)

Benefitting from a shower cubical, WC, basin, vinyl flooring and window to the rear elevation.

Bedroom 4

9' 3" x 12' 0" (2.82m x 3.65m)

Bedroom four briefly comprises of carpeted flooring, radiator, built in wardrobes and window to the rear elevation.

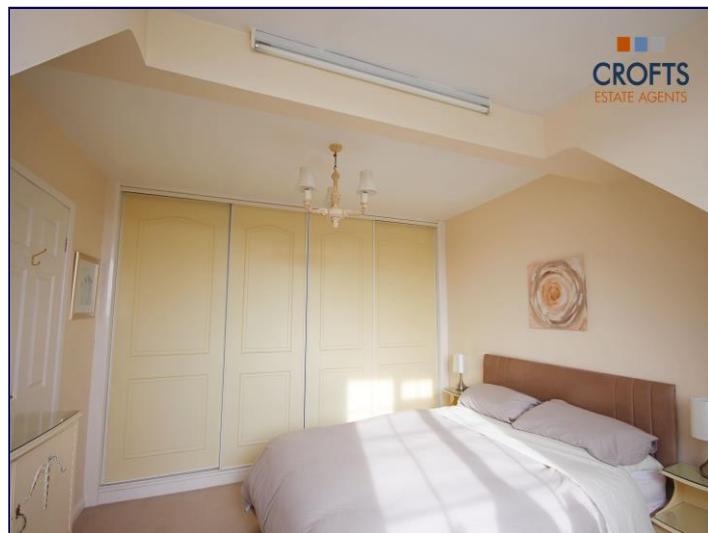
Bathroom

9' 11" x 12' 0" (3.02m x 3.65m)

This spacious bathroom suite benefits from a corner shower, bath, WC, vanity basin, towel rail radiator and window to the rear elevation.

Externally

Externally, the house sits on a large plot, featuring extensive gardens that offer a high degree of privacy and plenty of room for outdoor dining, children's play or future landscaping potential. Off-road parking and an integral garage complete the setting.



Immingham 01469 564294

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9am to 3pm

Closed

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 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.

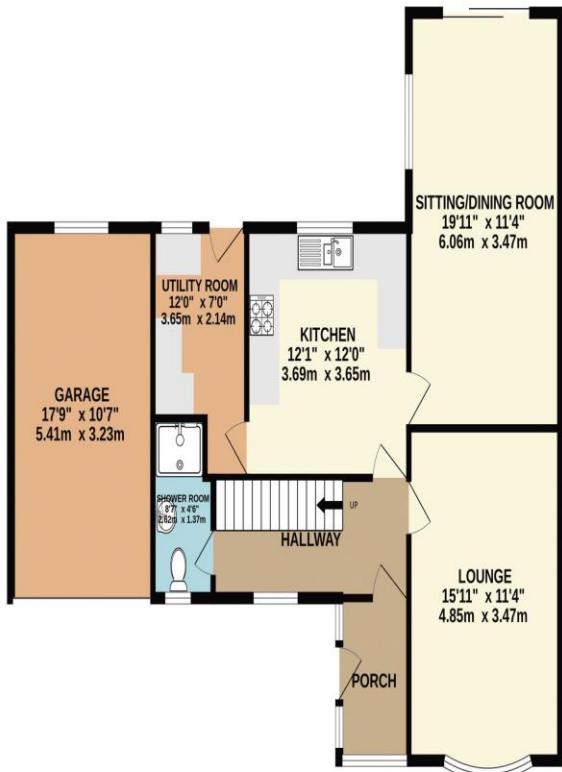




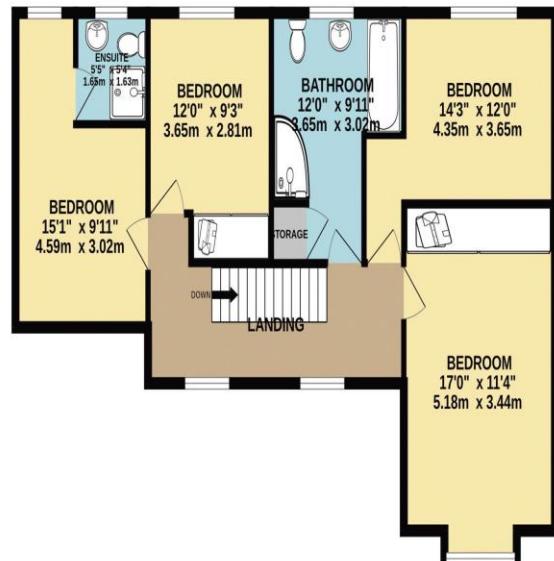
CROFTS
ESTATE AGENTS



GROUND FLOOR
978 sq.ft. (90.8 sq.m.) approx.



1ST FLOOR
775 sq.ft. (72.0 sq.m.) approx.



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 enquiries, 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.

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