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



2 West End Road Habrough
Immingham
DN40 3AS

£175,000

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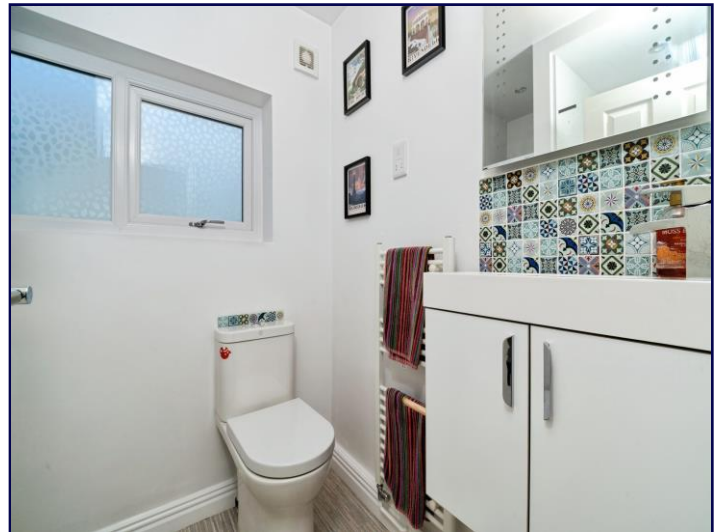
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Property Description

Looking for a turn key property? Then feast your eyes on this stunning two bed semi detached house, which is found in the desirable village of Habrough. Having been transformed over the years, this property offers so much, boasting a modern shower room and kitchen, traditional high ceilings and low maintenance gardens. The village provides excellent transport routes via the train station, nearby amenities located in Immingham and excellent road links with easy access to the A180. Internal viewing is a must on this beautiful home and doing so will reveal the lounge, dining room, kitchen and ground floor shower room. Heading to the first floor you will find two bedrooms, both being doubles and a spacious three piece shower suite. The rear garden is private and low maintenance, with a large summer house to the rear that benefits from power and lighting and a patio area ideal for al-fresco dining.

Lounge

11' 5" x 12' 6" (3.48m x 3.81m)

Neutrally decorated, this spacious room boasts lovely high ceiling with LED lighting, wall mounted column radiator and bay window to the front.

Dining Room

12' 0" x 12' 6" (3.65m x 3.81m)

The dining room, which is adjacent to kitchen is this spacious second reception room. Comprising of vinyl flooring, neutral decor, wall mounted column radiator, and uPVC windows to the rear and side elevations.

Kitchen

8' 0" x 11' 11" (2.44m x 3.63m)

This modern kitchen boasts a range of shaker units with AEG integral oven, induction hob and expelair fan, LED lighting to the ceiling and kickboards, sink with drainer, vinyl flooring and uPVC window to the side elevation.

Ground floor Shower Room

5' 7" x 7' 3" (1.70m x 2.21m)

Located to the rear of property is the ground floor shower room, which benefits from a shower cubical, WC, vanity basin, LED mirror, plumbing for a washing machine, vinyl flooring, towel rail radiator and uPVC window to the rear elevation.

Bedroom 1

11' 5" x 12' 5" (3.48m x 3.78m)

Bedroom one briefly comprises of carpeted flooring, radiator, LED lighting and uPVC window to the front elevation.

Bedroom 2

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

Bedroom two briefly comprises of carpeted flooring, radiator, LED lighting to the ceiling and uPVC window to the side elevation.

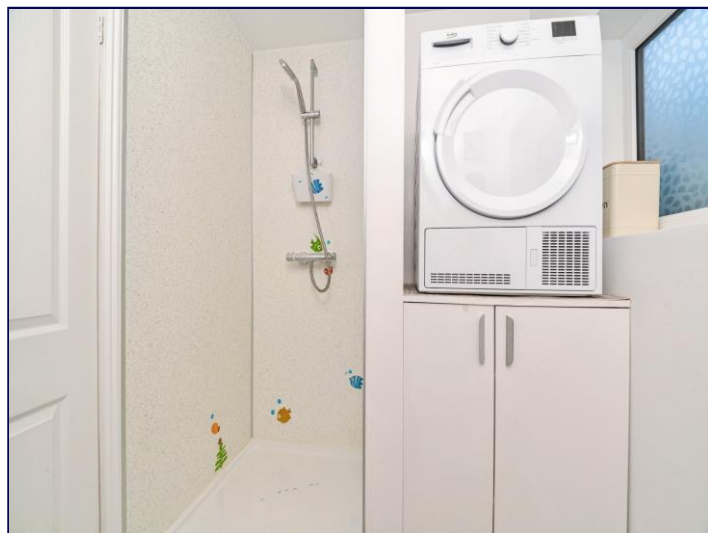
First floor shower room

7' 10" x 11' 11" (2.39m x 3.63m)

Simply stunning! This spacious shower room boasts a walk in shower, WC, vanity basin, LED mirror, two towel rail radiators, tiled flooring, LED lighting and uPVC window to the rear elevation.

Externally

The rear garden is private and low maintenance, with a large summer house to the rear that benefits from power and lighting and a patio area ideal for al-fresco dining.



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 A: To confirm council tax banding for this property please view the website www.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.

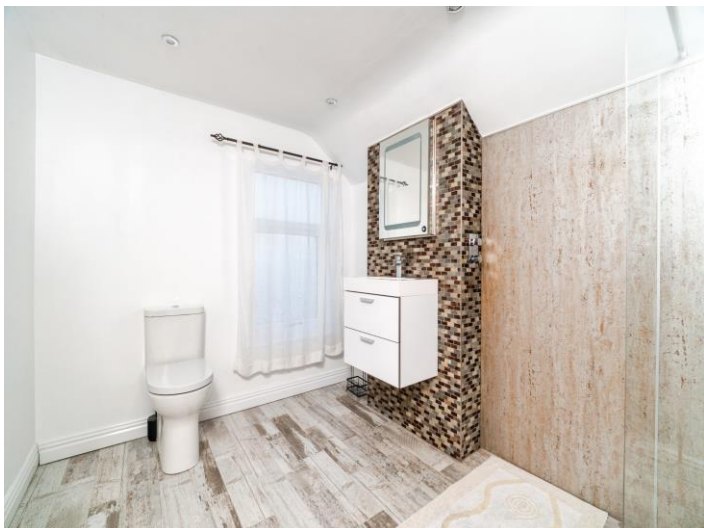
Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

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

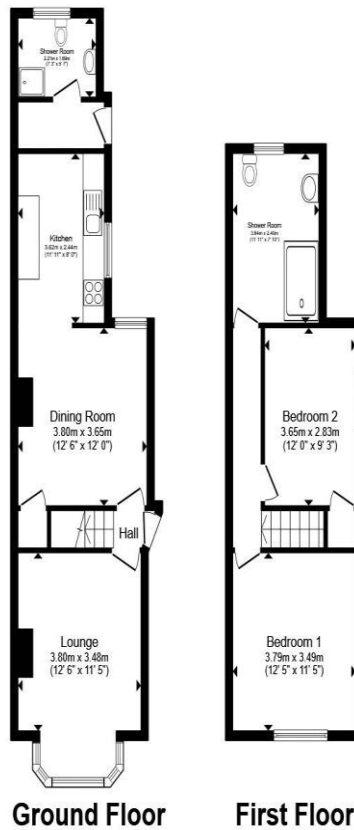
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.





Monday to Friday
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
Closed



Total floor area 87.6 m² (943 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		