



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



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Offers in the Region Of £199,950

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



Lounge

10' 11" x 15' 3" (3.32m x 4.64m)

Boasting stylish LVT flooring and a fresh, neutral décor, this inviting space is complete with a radiator and a side-facing uPVC window that fills the room with natural light. Elegant patio doors open seamlessly onto the rear garden, creating a perfect blend of indoor and outdoor living.

Kitchen

11' 9" x 16' 6" (3.58m x 5.03m)

A modern kitchen with integrated appliances combines clean lines and a streamlined design to create a sleek, uncluttered space. A neutral colour palette enhance the minimalist look, while built-in ovens, an integrated fridge-freezer, and a concealed dishwasher sit flush behind matching cabinet fronts for a seamless finish.

WC

3' 9" x 6' 10" (1.14m x 2.08m)

Bedroom 1

11' 5" x 12' 1" (3.48m x 3.68m)

Bedroom one offers a comfortable and stylish retreat, featuring soft carpeted flooring, a sleek en-suite, and a radiator for year-round warmth. The space is finished in fresh, neutral tones, while a uPVC window to the rear elevation fills the room with natural light, creating a bright and inviting atmosphere.

En-suite

4' 10" x 7' 7" (1.47m x 2.31m)

An en-suite bathroom offers a private and convenient space designed for comfort and style. Featuring a modern suite with a sleek shower enclosure, WC, basin and uPVC window to the rear elevation.

Bedroom 2

9' 3" x 9' 8" (2.82m x 2.94m)

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

Bedroom 3

6' 0" x 9' 8" (1.83m x 2.94m)

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

Bathroom

5' 3" x 6' 3" (1.60m x 1.90m)

This modern bathroom is simple and practical, featuring a bath with a shower overhead, a WC, and a basin. The design uses clean lines and neutral colours to keep the space feeling fresh and uncluttered. The fixtures are straightforward and functional, with enough storage to keep everyday items tidy, creating a comfortable and easy-to-maintain space.



Exterior

Externally, the property benefits from large gardens to the front and rear, as well as ample off-road parking for 2-3 vehicles and an EV charging point.

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.

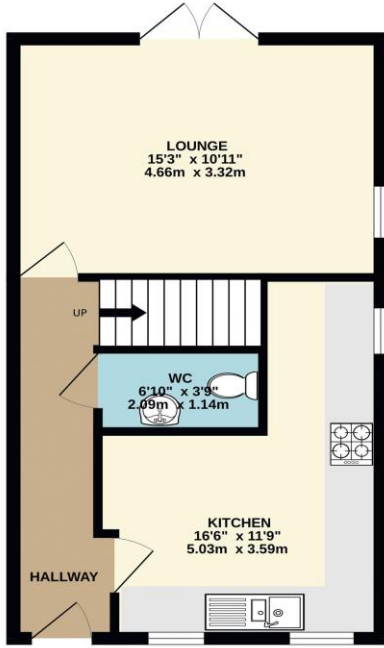
Mortgage and Financial Advice

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.

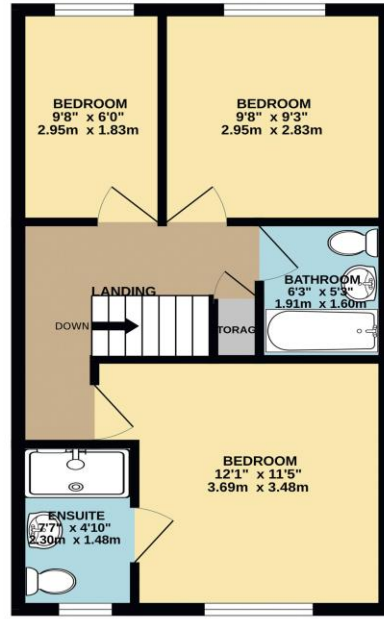
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
419 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 837 sq.ft. (77.8 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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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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