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



46 Heale Drive
Immingham
DN40 2FD

Offers in the Region Of £265,000

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Property Description

Situated on the ever popular Habrough Fields development in Immingham, this modern four bedroom detached home offers spacious and versatile accommodation, making it an ideal choice for growing families. The property briefly comprises an inviting lounge, a contemporary kitchen-diner providing an excellent space for everyday family life and entertaining, a separate utility room and a convenient ground floor WC. To the first floor are four well proportioned bedrooms, including a master bedroom with en-suite facilities, alongside a modern family bathroom. Externally, there are low maintenance gardens to the front and rear, along with a single garage and driveway providing off road parking. Combining a desirable location with a practical layout and modern family living, this property presents an excellent opportunity for buyers seeking a spacious detached home within a popular residential development. Early viewing is highly recommended to fully appreciate the accommodation on offer.

Lounge

11' 1" x 15' 3" (3.38m x 4.64m)

A spacious and welcoming lounge, beautifully designed to provide the perfect setting for both relaxing evenings and entertaining guests.

Kitchen/Diner

18' 6" x 19' 2" (5.63m x 5.84m)

The heart of the home, this impressive open plan kitchen-diner boasts a stylish central island, contemporary fittings, and ample space for dining and socialising, making it ideal for modern family living.

Utility room

5' 6" x 8' 11" (1.68m x 2.72m)

A practical and well-designed utility room providing additional storage and workspace, with ample room for laundry appliances and helping to keep the main living areas clutter-free. An ideal addition for modern family living.

WC

Bedroom 1

10' 8" x 15' 5" (3.25m x 4.70m)

Neutrally decorated, the master bedroom benefits from carpeted flooring, radiator, en-suite and two uPVC windows to the front elevation.

En-suite

3' 11" x 7' 8" (1.19m x 2.34m)

A sleek and modern en-suite shower room, finished to a high standard and offering everyday convenience and comfort.

Bedroom 2

7' 11" x 12' 3" (2.41m x 3.73m)

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

Bedroom 3

8' 10" x 10' 0" (2.69m x 3.05m)

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

Bedroom 4

6' 11" x 9' 9" (2.11m x 2.97m)

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

Bathroom

6' 6" x 10' 6" (1.98m x 3.20m)

A beautifully appointed family bathroom featuring a luxurious four-piece suite comprising a panelled bath, separate walk-in shower enclosure, wash hand basin, and WC. Finished with contemporary fixtures and fittings, this impressive space offers the perfect balance of practicality and indulgence, creating an ideal retreat to relax and unwind after a long day.

Externally

Externally, there are low maintenance gardens to the front and rear, along with a single garage and driveway providing off road parking.



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 D: 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.

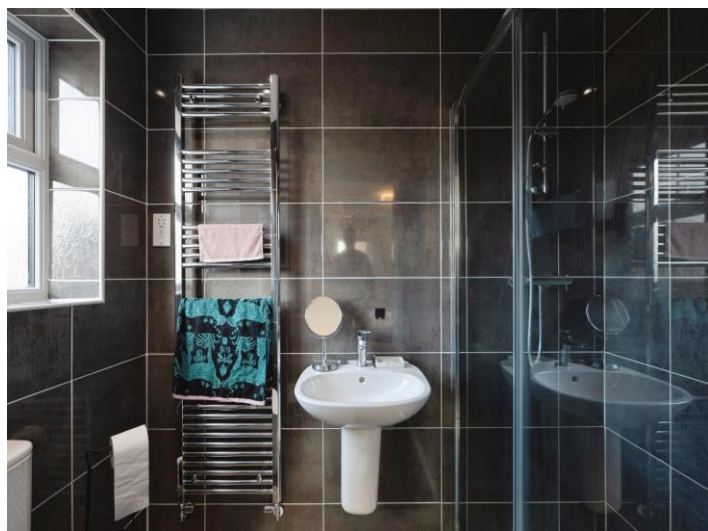
Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

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

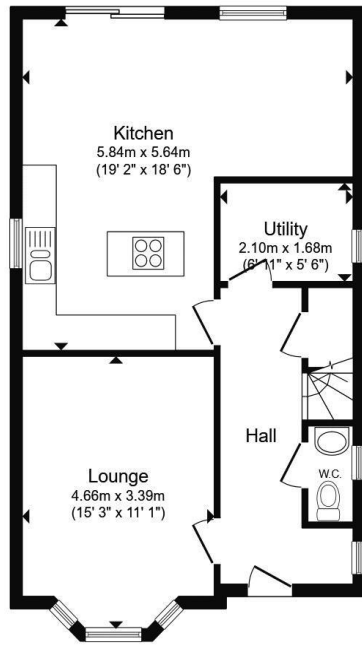
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.



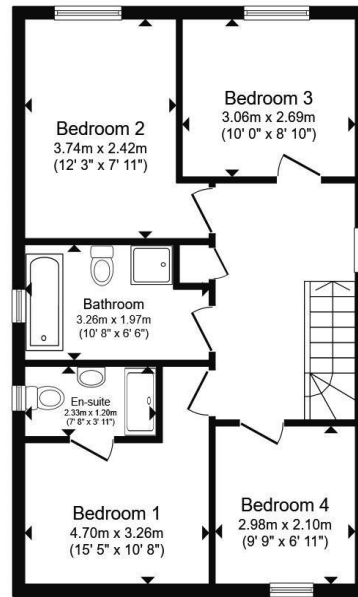


Monday to Friday
Saturday
Sunday

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



Ground Floor



First Floor

Total floor area 114.0 m² (1,227 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		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		