



12 Cissplatt Lane
Keelby
DN41 8HU

Offers in the Region Of £225,000



Lounge/Diner

10' 6" x 23' 9" (3.20m x 7.23m)

This large open plan lounge-diner comprises of carpeted flooring, radiator and uPVC window to the front elevation.

Conservatory

10' 6" x 13' 5" (3.20m x 4.09m)

This versatile second reception room benefits from tiled flooring, radiator and patio doors which open out to the rear garden.

Kitchen

8' 2" x 20' 5" (2.49m x 6.22m)

This spacious kitchen benefits from base and wall mounted units, radiator, one and a half sink with drainer, uPVC window to the rear and composite door which provides access to the driveway.

Bedroom 1

10' 3" x 14' 3" (3.12m x 4.34m)

Bedroom one briefly comprises of carpeted flooring, radiator and dual aspect uPVC windows.

Bedroom 2

8' 9" x 13' 7" (2.66m x 4.14m)

Bedroom two briefly comprises carpeted flooring, radiator and uPVC window to the front elevation.

Bedroom 3

8' 8" x 13' 0" (2.64m x 3.96m)

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

Bathroom

7' 10" x 8' 7" (2.39m x 2.61m)

Benefitting from a bath, separated corner shower, WC, basin and uPVC window to the rear elevation.

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.

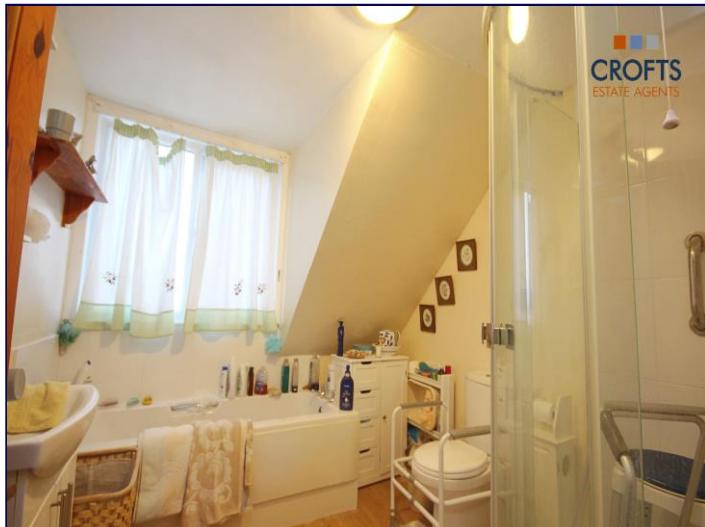
Property Management

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.

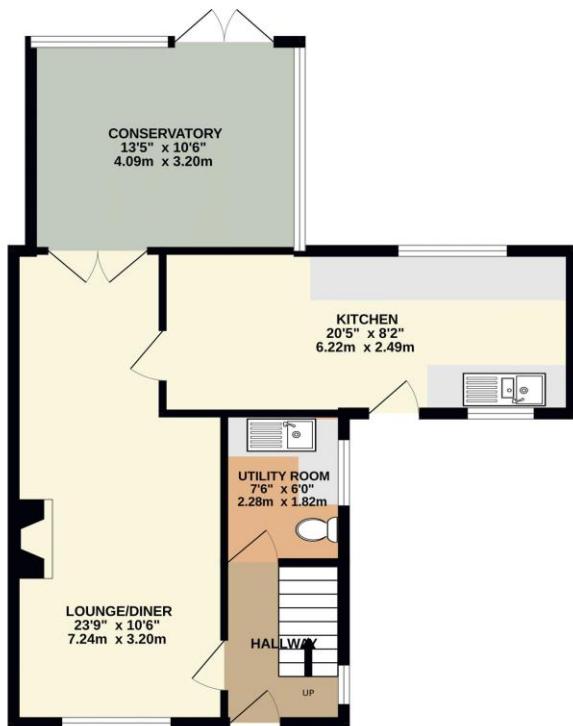
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With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

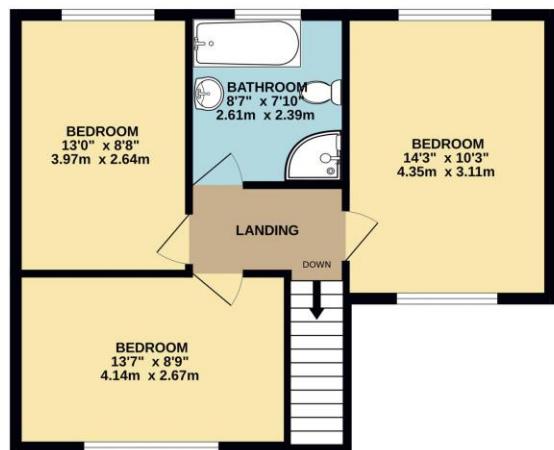
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GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.



1ST FLOOR
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 1123 sq.ft. (104.3 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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