



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



26 Poachers Rise
Stallingborough
DN41 8AE

Offers in the Region Of £184,950

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



Lounge

14' 7" x 15' 10" (4.44m x 4.82m)

This spacious lounge benefits from carpeted flooring, neutral decor with feature wall, radiator and uPVC window to the front elevation.

Dining Room

8' 2" x 8' 7" (2.49m x 2.61m)

Adjacent to the kitchen, this room offers a generous space for a dining table and chairs. The room is neutrally decorated with radiator and patio doors which open out to the rear garden.

Kitchen

7' 8" x 8' 7" (2.34m x 2.61m)

Boasting a mixture of base and wall mounted units, integral oven with hob and extractor above, sink with drainer, vinyl flooring, LED lighting and uPVC window to the rear elevation.

Bedroom 1

9' 6" x 10' 9" (2.89m x 3.27m)

Bedroom one briefly comprises of carpeted flooring, radiator, ensuite, neutral decor and two uPVC windows to the front elevation.

En-suite

2' 11" x 9' 6" (0.89m x 2.89m)

Benefitting from a shower cubical, WC, basin, vinyl flooring, radiator and LED lighting.

Bedroom 2

9' 6" x 9' 6" (2.89m x 2.89m)

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

Bedroom 3

6' 4" x 6' 9" (1.93m x 2.06m)

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

Bathroom

6' 0" x 6' 4" (1.83m x 1.93m)

Benefitting from a bath with shower above, WC, basin, vinyl flooring, radiator, LED lighting and uPVC window to the rear elevation.

Externally

There are two allocated parking spaces and a private, enclosed garden providing a peaceful and secure outdoor retreat.

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 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.

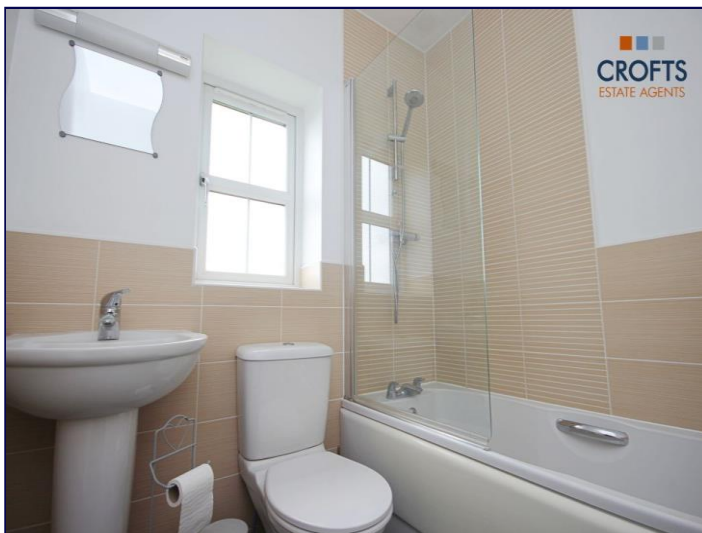
Property Management

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.

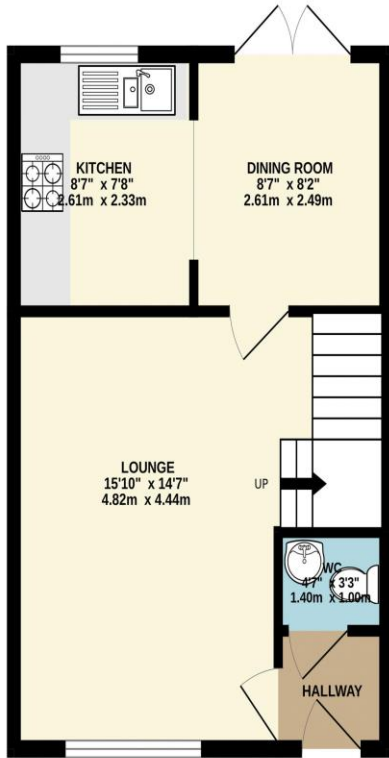
Mortgage and Financial Advice

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.

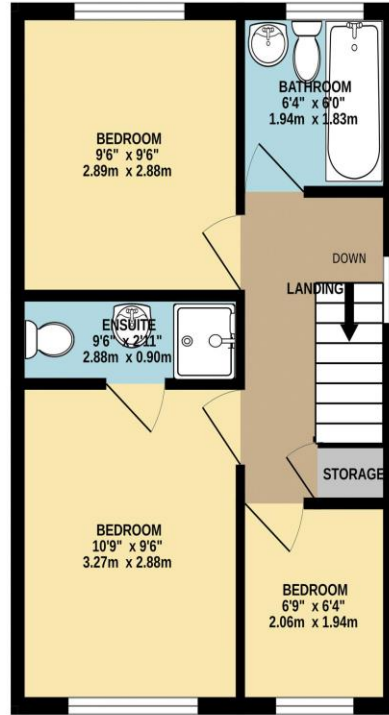
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 732 sq.ft. (68.0 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		
81-91	B		90 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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