



**Hume Brae
Immingham
DN40 1PA**

**Offers in the
Region Of
£179,950**

Being sold with NO FORWARD CHAIN is this well maintained three-bedroom detached bungalow which offers spacious and versatile accommodation, perfect for a wide range of buyers. Situated in a sought-after residential area of Immingham, the property combines modern comfort with the convenience of single-storey living. Inside, the home boasts a welcoming entrance hall leading to a bright and airy lounge with feature fireplace and kitchen with ample storage and workspace, complemented by a dining area ideal for family meals or entertaining. There are three generously sized bedrooms, each offering comfortable proportions and plenty of natural light, with the property also benefitting from a family bathroom suite. Externally, the bungalow sits within an attractive plot, with a neat front garden and a private driveway providing off-road parking and access to a detached garage. To the rear, a well-kept garden offers a peaceful retreat with both lawned and patio areas – perfect for relaxing or enjoying outdoor dining.



Lounge

11' 5" x 14' 0" (3.48m x 4.26m)

A bright and spacious lounge featuring a large front-facing window that fills the room with natural light. Tastefully decorated and well-presented, the space offers a welcoming setting with fireplace and ample room for both relaxation and entertaining.

Kitchen/Diner

9' 11" x 16' 5" (3.02m x 5.00m)

A well-appointed kitchen-diner offering a range of fitted units with ample workspace, complemented by a dining area ideal for family meals or entertaining. Bright and practical, it provides a sociable hub at the heart of the home.

Bedroom 1

9' 2" x 14' 0" (2.79m x 4.26m)

Bedroom one briefly comprises of carpeted flooring, fitted wardrobe and drawers, radiator, coving and uPVC window to the front elevation.

Bedroom 2

10' 0" x 10' 8" (3.05m x 3.25m)

Bedroom two briefly comprises of carpeted flooring, radiator, built in wardrobes and uPVC window to the rear elevation.

Bedroom 3

7' 5" x 8' 3" (2.26m x 2.51m)

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

Bathroom

5' 7" x 6' 1" (1.70m x 1.85m)

A functional bathroom suite fitted with a bath, hand basin, and WC. Neutrally decorated for a clean and tidy finish.

Externally

Externally, the bungalow sits within an attractive plot, with a neat front garden and a private driveway providing off-road parking and access to a detached garage. To the rear, a well-kept garden offers a peaceful retreat with both lawned and patio areas – perfect for relaxing or enjoying outdoor 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.

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.

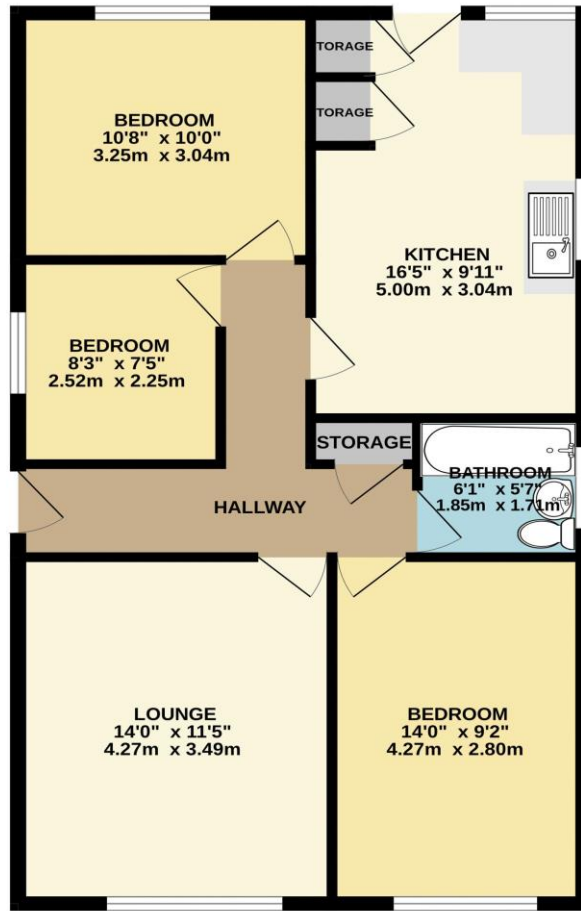
Mortgage and Financial Advice

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
743 sq.ft. (69.1 sq.m.) approx.



TOTAL FLOOR AREA: 743 sq.ft. (69.1 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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