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

38 Stallingborough Road Healing
Healing
DN41 7QL

Offers in the Region Of £275,000

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Email : immingham@croftsestateagents.co.uk
Website : www.croftsestateagents.co.uk

OFFICE HOURS

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

Lounge
13' 10" x 15' 10" (4.21m x 4.82m)
Benefitting from carpeted flooring, neutral decor, radiator and uPVC bay window.

Sitting/Dining room
13' 4" x 22' 2" (4.06m x 6.75m)
This spacious room offers a great space to relax or entertain. Benefitting from carpeted flooring, French style door with glass side panels, radiator, neutral decor and uPVC bay window to the front elevation.

Kitchen
10' 0" x 13' 10" (3.05m x 4.21m)
Offering dual aspect uPVC windows, base and wall mounted units, carpet tiled flooring, one and a half sink with drainer, radiator and airing cupboard. There is also a door to the side which leads into the porch area.

Bedroom 1
11' 0" x 12' 11" (3.35m x 3.93m)
Bedroom one briefly comprises of carpeted flooring, radiator, built in wardrobes, coving and uPVC window to the rear elevation.

Bedroom 2
11' 0" x 13' 0" (3.35m x 3.96m)
Bedroom two briefly comprises of laminate flooring, radiator, neutral decor and uPVC window to the rear elevation.

Bathroom
8' 8" x 13' 5" (2.64m x 4.09m)
This rather large bathroom suite comprises of corner bath, corner shower, partially tiled walls, carpeted flooring and uPVC window to the rear.

Externally
Externally, the property benefits from a generous rear garden, offering ample space for outdoor seating, landscaping, or future extension possibilities (subject to planning). The detached nature of the bungalow provides privacy and flexibility rarely found at this level.

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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.

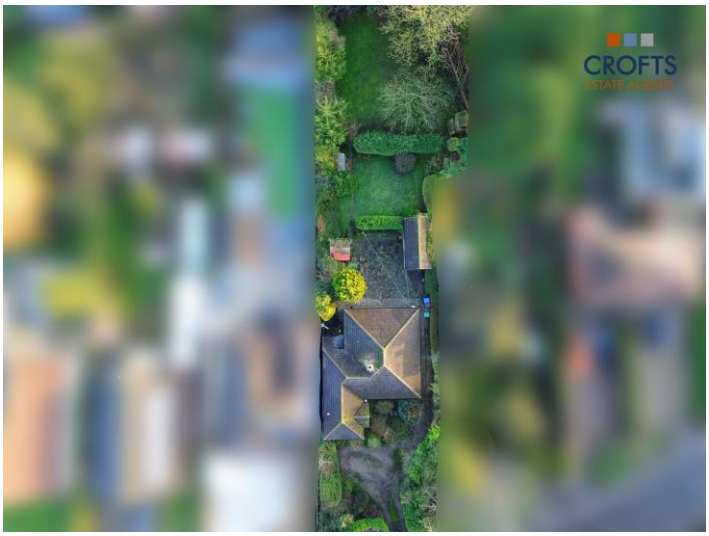
Council Tax Information
Band C: To confirm council tax banding for this property please view the website- www.voa.gov.uk/cti

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.

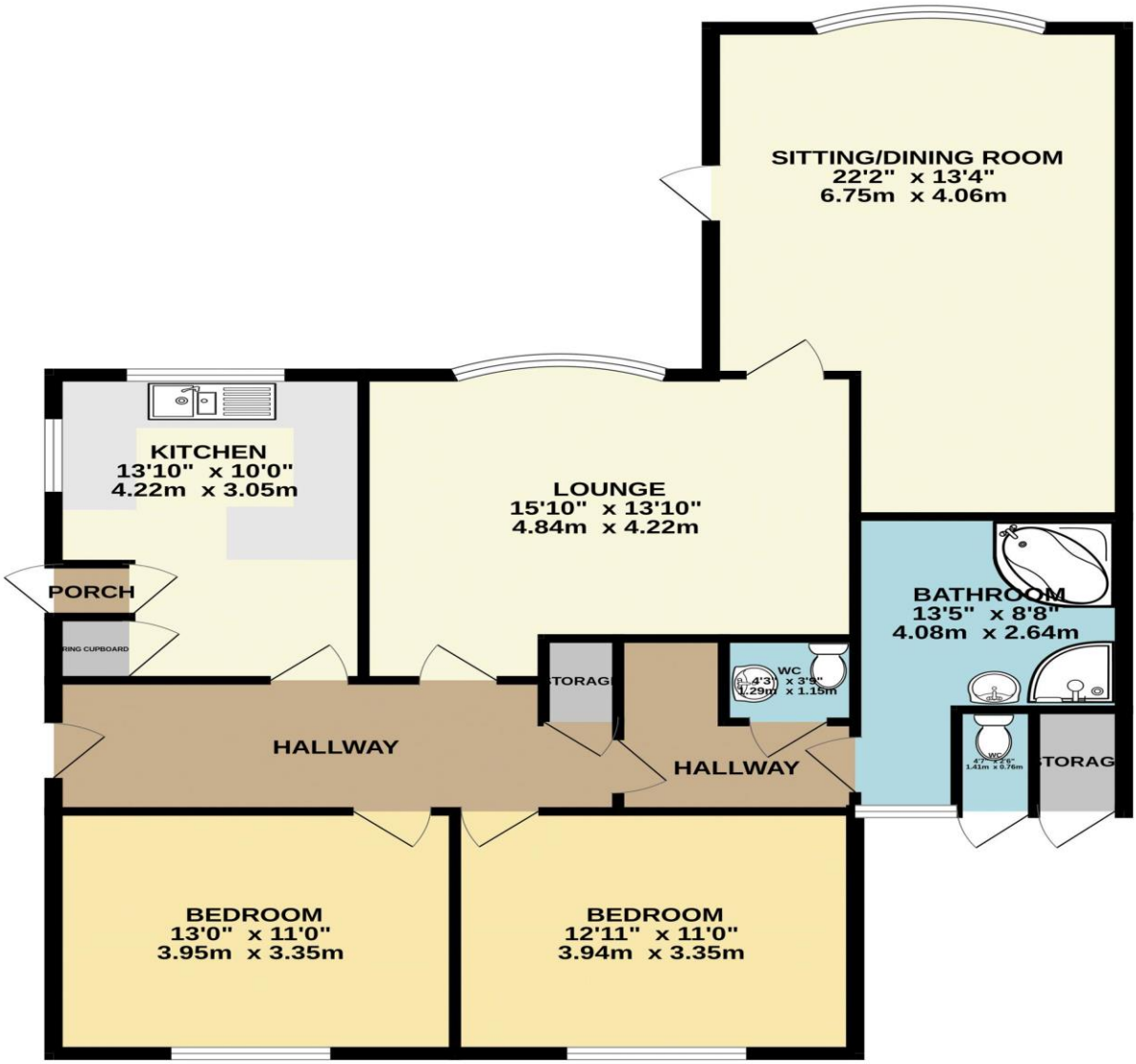
Property Management
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

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 MORTAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
1185 sq.ft. (110.0 sq.m.) approx.



TOTAL FLOOR AREA : 1185 sq.ft. (110.0 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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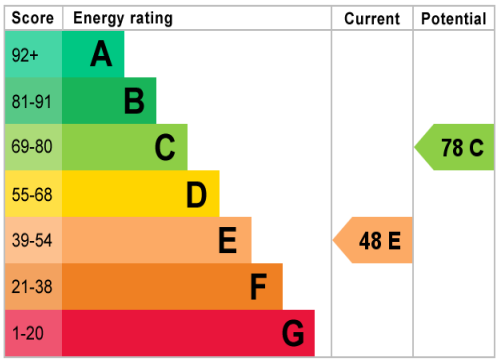

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