



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



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South Killingholme
DN40 3HN

£200,000

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



Lounge

A spacious and inviting lounge featuring neutral décor, carpeted flooring, a radiator, and an attractive electric fireplace. The room flows seamlessly into the sitting room, creating a versatile and sociable living space.

Dining Room

A well-proportioned dining room featuring neutral décor, carpeted flooring, a radiator, and a uPVC window fitted with stylish shutter blinds. Built-in floor-to-ceiling wardrobes provide excellent storage and versatility.

Sitting Room

Accessed via the lounge, this versatile reception room offers neutral décor, carpeted flooring, a radiator, and LED lighting. uPVC windows and patio doors fitted with pull-down blinds allow plenty of natural light while providing direct access to the rear garden.

Kitchen

A stylish modern kitchen fitted with a range of gloss handle-less units and integrated appliances, complemented by tiled flooring and a 1½ bowl sink with drainer. A uPVC window to the front elevation provides natural light, creating a bright and practical space.

Bedroom 1

Bedroom one briefly comprises of carpeted flooring, neutral decor, radiator, built in wardrobes and uPVC window with made to measure pull down blinds.

Bedroom 2

Bedroom 2, which was previous used as a home office, comprises of carpeted flooring, radiator, neutral decor, built in wardrobes and uPVC window with shutter blinds to the front elevation.

Shower Room

A modern family bathroom fitted with a stylish P-shaped bath and shower over, low-flush WC, and wash hand basin. Finished with tiled flooring, LED lighting, a radiator, and a uPVC window to the side elevation, creating a bright and practical space.

Externally

Occupying a generous plot, the property enjoys ample off-road parking and a single garage with roller door to the front. The enclosed rear garden features a patio seating area and well-maintained lawn, with fencing providing a good degree of privacy.

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

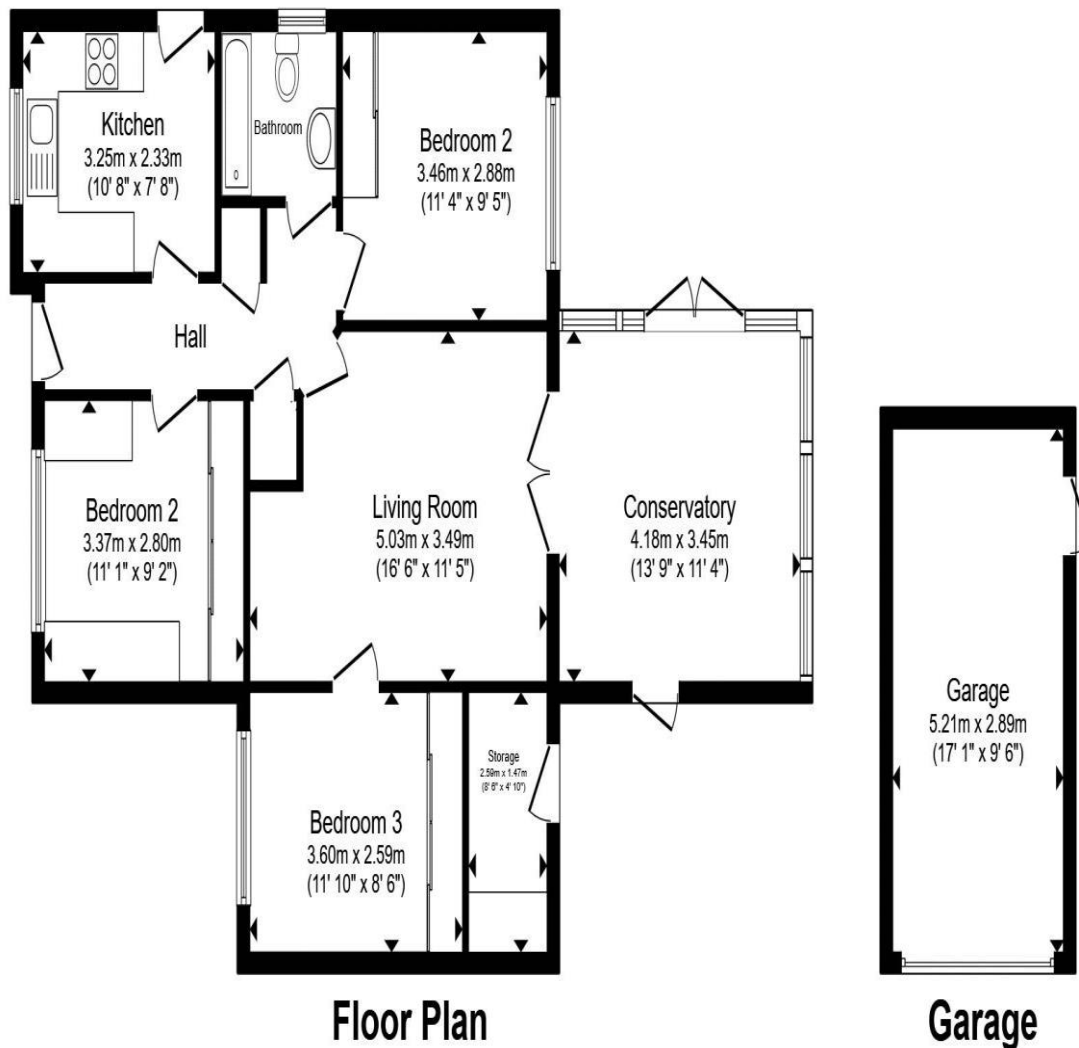
Free Valuations

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.





Total floor area 99.4 m² (1,070 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		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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