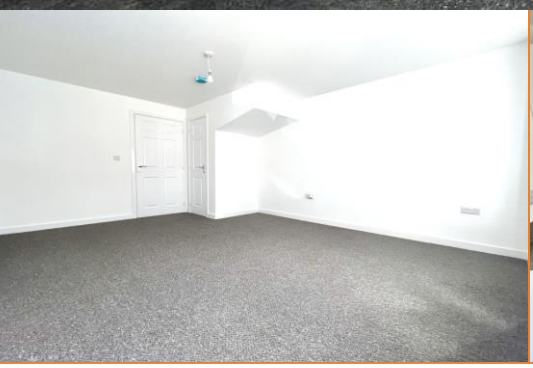
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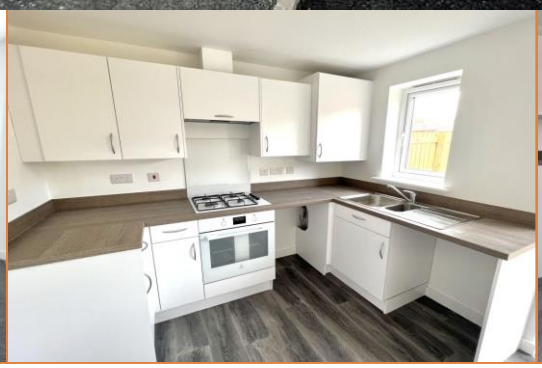
CLEETHORPES
01472 200666

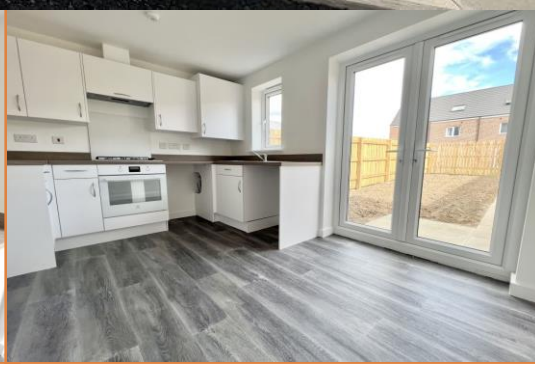
IMMINGHAM
01469 564294

LOUTH
01507 601550









Eagle Drive

Humberston
DN36 4ZL

Offers in the Region Of £165,000

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB
LOUTH: 3 Market Place, Louth, LN11 9NR

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Property Introduction
IMAGES TAKEN BEFORE TENANT MOVED IN - NO FORWARD CHAIN Crofts Estate Agents are delighted to bring to the market this well-presented mid-terrace family home, situated on Eagle Drive in the popular village of Humberston. Built in 2022, this modern property offers well-planned accommodation arranged over three floors, making it an ideal purchase for first-time buyers, families or those looking for a contemporary home. The ground floor comprises a welcoming lounge, a downstairs WC, a useful storage cupboard and a modern kitchen/diner fitted with an integrated oven, hob and extractor. Patio doors provide access to the rear garden, creating a pleasant space for everyday living and entertaining. To the first floor, there are two spacious bedrooms and a modern family bathroom fitted with a three-piece suite, including a shower over the bath. The second floor is home to the principal bedroom, which benefits from a useful storage cupboard, ideal for additional wardrobe space. Externally, the property benefits from a rear garden, an allocated off-road parking space and an additional shared visitor parking space with the neighbouring property. Further benefits include uPVC double glazing, gas central heating throughout and the remainder of the property's new home warranty, offering additional peace of mind to prospective purchasers. Offered for sale with NO FORWARD CHAIN, this modern home is ideally suited to a variety of buyers. Early viewing is highly recommended to fully appreciate the accommodation on offer.

Lounge
16' 5" x 11' 10" (5.00m x 3.60m)
The lounge has a window and door to the front elevation, a radiator and a carpeted floor. There is also a built in cupboard.

Downstairs WC
5' 1" x 3' 4" (1.55m x 1.02m)
With a radiator, vinyl flooring, a WC and basin.

Kitchen/Diner
11' 10" x 7' 8" (3.60m x 2.34m)
The kitchen-diner has a window and French doors to the rear elevation, vinyl flooring and a range of fitted units with a sink and drainer, plumbing for a washing machine and an electric oven and hob. There is also a space for a dining table.

Bedroom 2
11' 10" x 10' 6" (3.60m x 3.20m)
Bedroom two has two windows to the front elevation, a radiator and a carpeted floor.

Bedroom 3
11' 10" x 8' 5" (3.60m x 2.56m)
Bedroom three has a window to the rear elevation, a radiator and a carpeted floor.

Bathroom
7' 2" x 5' 7" (2.18m x 1.70m)
The bathroom has partially tiled walls, a radiator and vinyl flooring. There is also a modern suite with a WC, basin and a bath.

Bedroom 1
19' 7" x 8' 4" (5.96m x 2.54m)
Bedroom one has a Velux window to the front elevation, a radiator and a carpeted floor. There is also a built in cupboard.

Outside
With garden spaces to the front and rear with off road parking to the front.

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 websitewww.voa.gov.uk/cti

Mortgage Services
Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

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 for 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.





GROUND FLOOR
29.1 sq.m. (313 sq.ft.) approx.

1ST FLOOR
28.7 sq.m. (308 sq.ft.) approx.

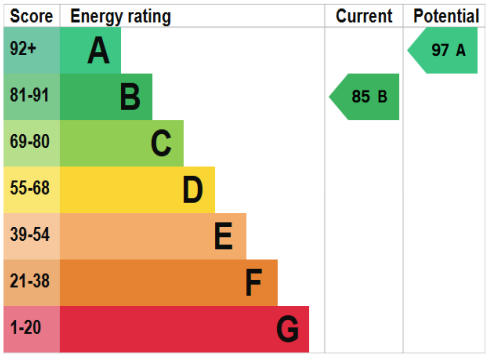
2ND FLOOR
21.5 sq.m. (231 sq.ft.) approx.



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LOUTH 01507 601550

TOTAL FLOOR AREA : 79.2 sq.m. (853 sq.ft.) 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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MS/SEQ/8768/08.26