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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



11 Apple Tree Court
Healing
DN41 7JQ

Offers in the Region Of £320,000

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LOUTH: 3 Market Place, Louth, LN11 9NR

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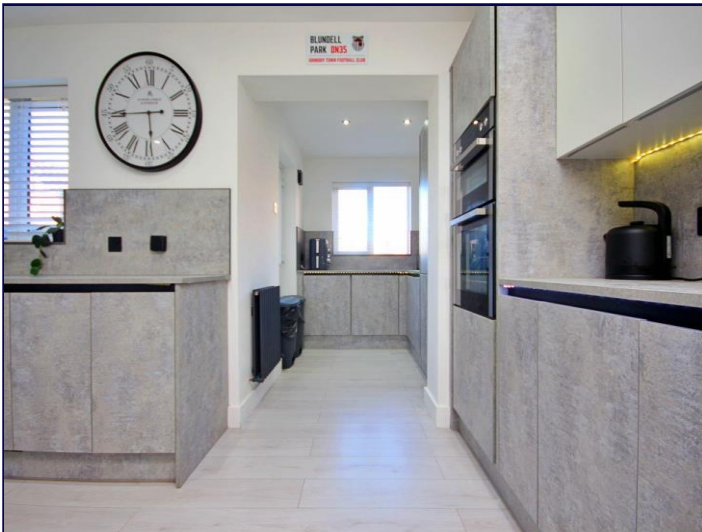
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Property Description

A beautifully presented four bedroom detached family home, ideally situated in the sought-after village of Healing. Offering spacious and contemporary accommodation throughout, this attractive property combines modern fixtures and fittings with a practical layout, making it an ideal choice for families and those looking for a home that is ready to move straight into. Located within this popular and well established village, the property benefits from a peaceful residential setting while remaining conveniently positioned for local amenities, well regarded schools and excellent transport links. The nearby road network also provides easy access to surrounding towns, making this an appealing location for both families and commuters. An internal viewing is highly recommended to fully appreciate the space and presentation on offer. The ground floor comprises a welcoming entrance hallway, a spacious lounge, modern kitchen-diner, separate utility room and convenient WC. To the first floor are four well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite, alongside a family bathroom. Externally, the property continues to impress with a private, well maintained rear garden, providing an attractive outdoor space for relaxing and entertaining. Further benefits include an integral garage with side access and off-road parking

Lounge

11' 4" x 17' 11" (3.45m x 5.46m)

A bright and inviting living room offering a fantastic space to relax and entertain. Double doors open seamlessly into the kitchen, creating an excellent flow between the two areas and a lovely open-plan feel.

Kitchen

9' 4" x 26' 10" (2.84m x 8.17m)

A beautifully presented, spacious modern kitchen featuring a range of integrated appliances and plenty of workspace. Patio doors flood the room with natural light and open directly onto the outside space, making this a fantastic area for both everyday living and entertaining.

Bedroom 1

11' 7" x 11' 8" (3.53m x 3.55m)

The master bedroom benefits from carpeted flooring, radiator, fitted wardrobes, en-suite, neutral decor and uPVC window.

En-suite

5' 8" x 6' 9" (1.73m x 2.06m)

A sleek and contemporary en-suite offering added privacy and convenience, complete with modern fittings and a dedicated shower area.

Bedroom 2

6' 9" x 11' 7" (2.06m x 3.53m)

Bedroom two briefly comprises of carpeted flooring, radiator, neutral decor and uPVC window.

Bedroom 3

11' 1" x 11' 9" (3.38m x 3.58m)

Neutrally decorated, the third bedroom benefits from carpeted flooring, radiator and uPVC window.

Bedroom 4

8' 2" x 9' 8" (2.49m x 2.94m)

Bedroom four briefly comprises of vinly flooring, radiator, neutral decor and uPVC window.

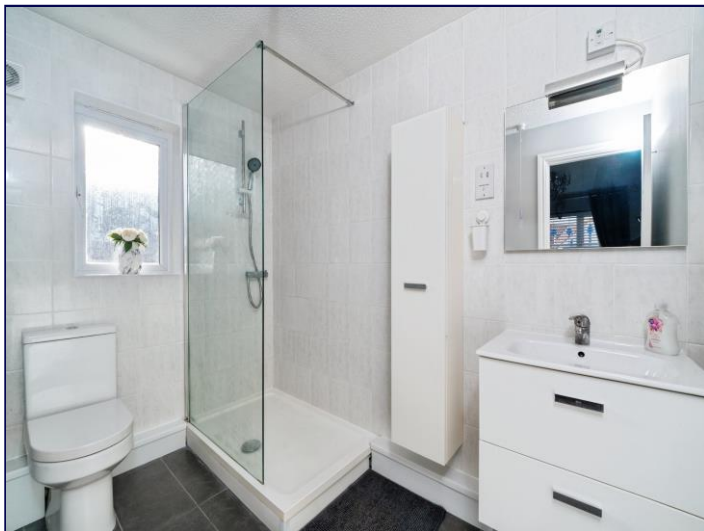
Bathroom

5' 7" x 7' 6" (1.70m x 2.28m)

A modern and stylish bathroom comprising a bath with shower over, complemented by contemporary fittings.

Externally

Externally, the property continues to impress with a private, well maintained rear garden, providing an attractive outdoor space for relaxing and entertaining. Further benefits include an integral garage, which has been racked out, ample off-road parking and 11ft x 7ft shed to the side.



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 E: To confirm council tax banding for this property please view the website www.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

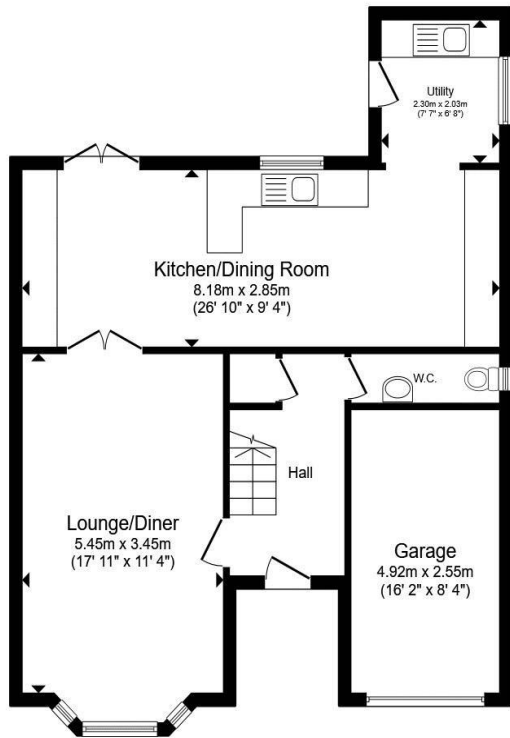
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.



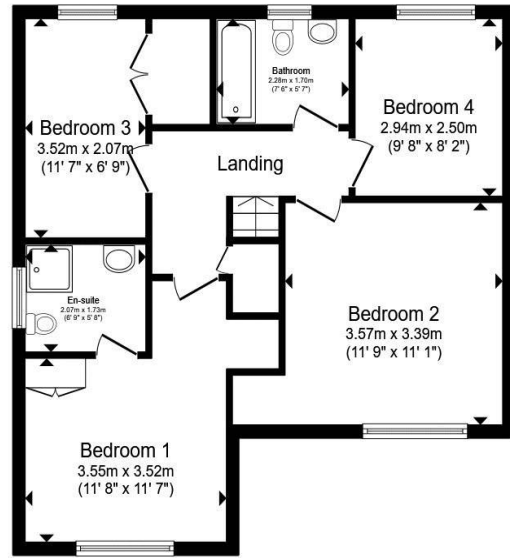


Monday to Friday
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
Closed



Ground Floor



First Floor

Total floor area 130.2 m² (1,401 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

