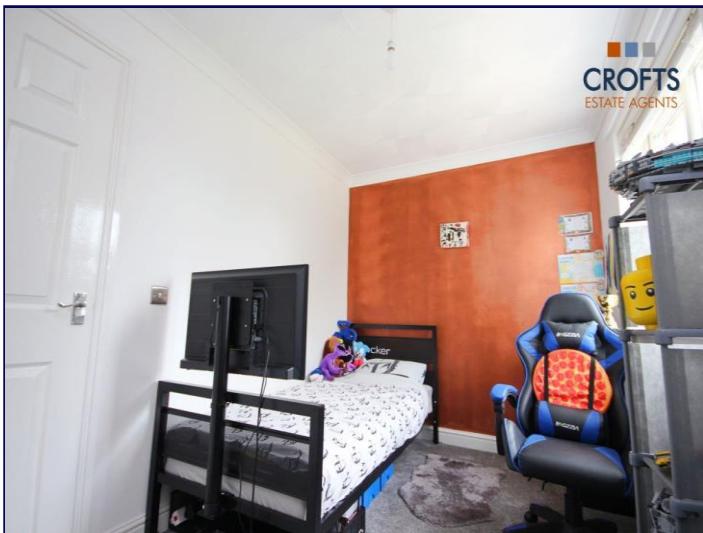




Wellington Close
South Killingholme
DN40 3HN

Offers in the Region Of
£145,000

Crofts Estate Agents are delighted to bring to the market this stylishly presented two bed semi detached house situated in the village of South Killingholme. Nestled within a modern residential development lies this deceptively spacious home which creates an ideal purchase opportunity for a first time buyer or young family. Internal viewing will reveal the porch, lounge, kitchen-diner, utility room and WC. Heading to the first floor you will find the master bedroom with fitted wardrobes and second double bedroom and the family bathroom. Externally there is ample off road parking with EV charger along with generous sized and well maintained gardens to the front and rear.



Lounge

13' 7" x 14' 10" (4.14m x 4.52m)

Well proportioned and located to the front of the property, this neutrally decorated room benefits from carpeted flooring, radiator, coving and uPVC window to the front elevation.

Kitchen/Diner

9' 4" x 13' 7" (2.84m x 4.14m)

Benefitting from a range of base and wall mounted units, integral oven with hob and extractor above, 1 and a half sink with draining board, vinyl flooring, spot lights, radiator and uPVC window.

WC

2' 10" x 5' 8" (0.86m x 1.73m)

Bedroom 1

11' 2" x 13' 7" (3.40m x 4.14m)

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

Bedroom 2

7' 5" x 13' 7" (2.26m x 4.14m)

Bedroom two briefly comprises of carpeted flooring, neutral decor, radiator and uPVC window to the rear elevation.

Bathroom

5' 7" x 7' 1" (1.70m x 2.16m)

Located on the first floor the family bathroom comprises of a bath, WC, basin, radiator, vinyl flooring, part tiled walls and uPVC window to the side elevation.

Externally

Externally there is ample off road parking with EV charger and generous size gardens to the front and rear.

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 A: 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.

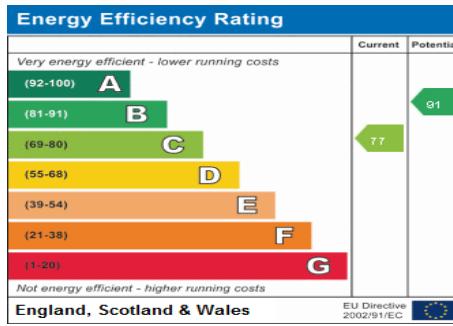


GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.

1ST FLOOR
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA: 708 sq.ft. (65.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the information contained, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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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