



# CROFTS ESTATE AGENTS

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IMMINGHAM

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



85 Station Road  
Stallingborough  
DN41 8AJ

Offers in the Region Of £180,000

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Website : [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)

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



### Lounge/Diner

13' 7" x 23' 4" (4.14m x 7.11m)

Beautifully presented with a neutral décor throughout, this generous open-plan lounge-diner features stylish LVT flooring, a radiator, and an attractive bay window to the front that fills the space with natural light. uPVC patio doors provide a seamless connection through to the sitting room, enhancing the flow of this inviting living area.

### Kitchen

8' 3" x 9' 7" (2.51m x 2.92m)

This well-appointed kitchen features a range of base and wall-mounted units offering ample storage, complemented by an integrated oven and hob with extractor above. A sink with drainer sits beneath a uPVC window, allowing natural light to brighten the space, while stylish tiled flooring and a tiled splashback add both practicality and charm. A uPVC door provides convenient access through to the sitting room, creating a functional flow within the home.

### Sitting Room

8' 11" x 15' 11" (2.72m x 4.85m)

Benefitting from a fully insulated roof, this fantastic space can be enjoyed comfortably all year round. The room features stylish laminate flooring, contemporary décor, and sleek LED lighting that creates a bright and welcoming atmosphere. A modern sliding uPVC door opens out to the rear, allowing natural light to flood the room and providing easy access to the garden.

### Bedroom 1

10' 6" x 13' 9" (3.20m x 4.19m)

The spacious master bedroom boasts floor to ceiling fitted wardrobes, neutral decor, radiator, carpeted flooring and uPVC window to the front elevation.

### Bedroom 2

9' 7" x 10' 6" (2.92m x 3.20m)

Bedroom two, which is a good size, comprises of carpeted flooring, radiator and uPVC window to the rear elevation.

### Bedroom 3

6' 1" x 9' 2" (1.85m x 2.79m)

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

### Bathroom

5' 7" x 7' 5" (1.70m x 2.26m)

Benefitting from a bath with shower above, WC, vanity basin, laminate flooring, towel rail radiator and uPVC window to the rear elevation.

### Externally

Externally, the property benefits from a pleasant rear garden providing a great space for outdoor seating and entertaining. In addition there is off road parking and a single garage accessed through a shared driveway.

**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 A: To confirm council tax banding for this property please view the website- [www.voa.gov.uk/cti](http://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](http://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.

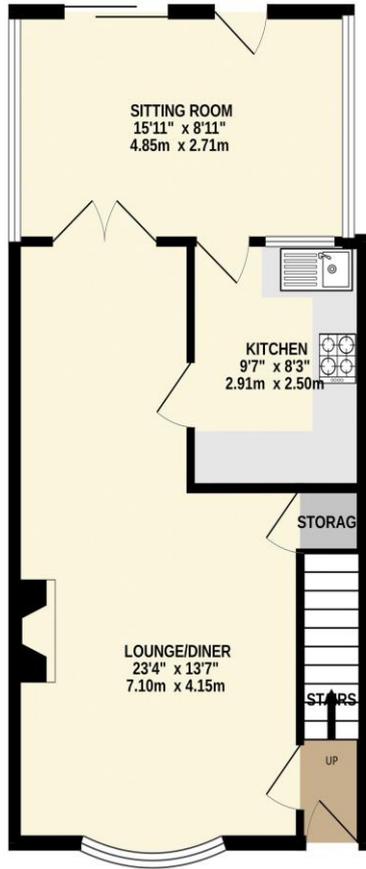
**Mortgage and Financial Advice**

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.

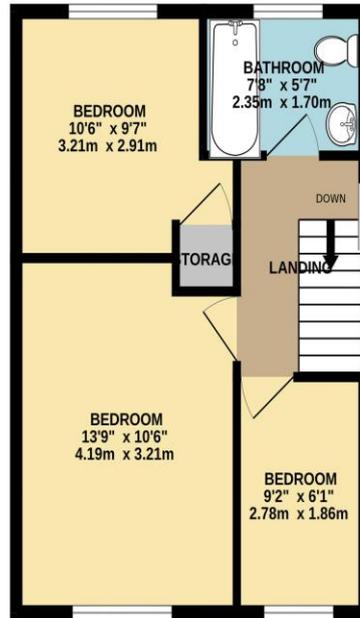
**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



GROUND FLOOR  
525 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR  
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA: 912 sq.ft. (84.7 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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