

Buy. Sell. Rent. Let.

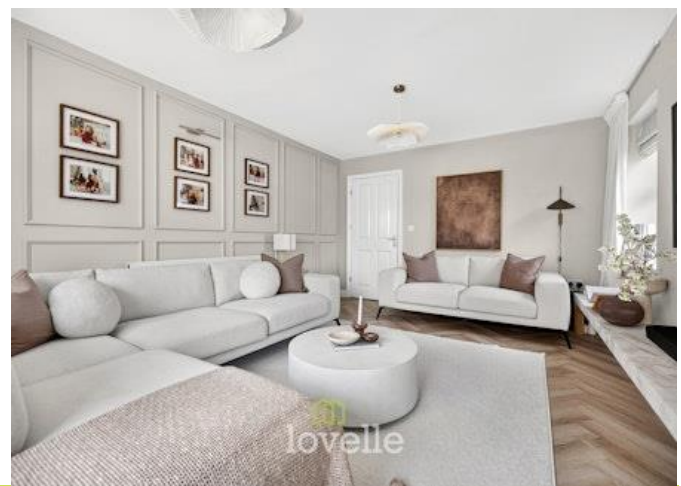
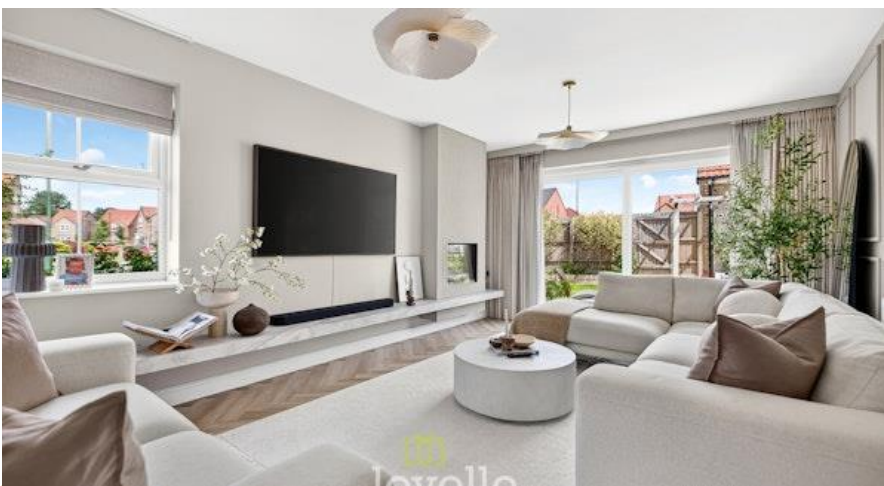


Heale Drive, Immingham



When it comes to
property it must be


lovelle



£365,000



A stylish, move-in-ready four-bedroom detached family home on the sought-after Habrough Fields development in Immingham, featuring two reception rooms, an impressive open-plan living kitchen, en-suite to the principal bedroom, beautifully landscaped rear garden, double garage, driveway parking and excellent transport links and local amenities nearby.

Key Features

- Immaculate 2022-built detached family home
- Four bedrooms with principal en-suite
- Stunning open-plan kitchen family space
- Double garage plus driveway parking
- Presented to the highest of standards
- Popular residential development
- EPC rating B
- Tenure: Freehold





Lovelle offer to market this immaculate four-bedroom detached house on the ever popular Habrough Fields development on the outskirts of Immingham. Built in 2022 and superbly presented throughout, it provides a turn-key, move-in-ready home with stylish decor, landscaped gardens, a double garage and driveway parking. With generous family living space, two reception rooms and excellent bedroom accommodation, it is particularly well suited to families.

A welcoming entrance hall sets the tone on arrival, giving access to the main living areas and a convenient cloakroom with WC and sink. The layout has been thoughtfully designed to balance open-plan family living with more private, separate reception space.

There is a wonderfully staged lounge with dual-aspect windows, panelled walls and doors leading out to the garden, creating a pleasant connection between indoor and outdoor space. A second reception room is currently arranged as a play room, but offers flexibility for home working.

The hub of the house is the impressive open-plan living kitchen and family space. This modern, sociable area is designed for both everyday living and entertaining, with contemporary units and worktops, a centre island and appliances to include, 5-ring gas hob, double oven and integrated dishwasher. The open plan layout provides ample room for dining and seating, with doors opening directly onto the garden, ideal for family life and for hosting guests. A separate utility/laundry room sits just off the kitchen, providing additional storage and space for appliances, and helping to keep the main kitchen area clear and uncluttered.

Upstairs, the property offers four bedrooms. The principal bedroom is a well-proportioned double with panelled walls and its own en-suite shower room, fitted with shower, sink and WC. Two further bedrooms are good-sized doubles, providing comfortable accommodation for family members or guests. The fourth bedroom is a single and benefits from built-in wardrobes; it is currently used as a dressing room and study, making it a particularly versatile space. The main family bathroom is fitted with a bath with shower over, sink and WC, serving the remaining bedrooms.

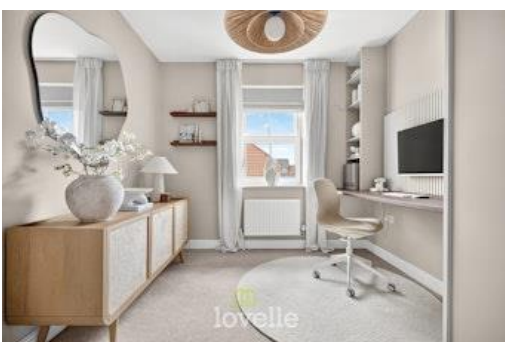
The external space is a notable feature. The rear garden has been landscaped with considerable care, incorporating lawn, patio and raised decked areas, offering distinct zones for outdoor dining, relaxation and play. This layout makes excellent use of the plot and provides an attractive outlook from the house. The property also benefits from a double garage and driveway, offering secure parking and storage. Practical features include uPVC double glazing and gas central heating, contributing to comfort and efficiency, along with a strong EPC rating of B.

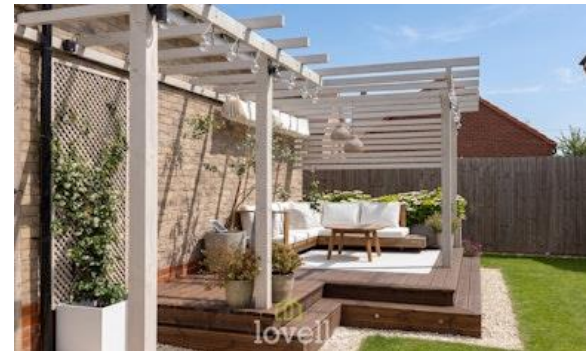
Habrough Fields is a modern residential development in Immingham, well placed for a range of local amenities. Immingham benefits from supermarkets, local shops, cafes and everyday services, with additional choice available in nearby Grimsby and Cleethorpes. Families will appreciate the selection of nearby schools in the local area, making the location particularly suitable for those with children.

The town offers access to green spaces, walking and cycling routes in and around Immingham and the wider North East Lincolnshire area. There are local parks and open areas for recreation, while the Lincolnshire Wolds and the coast at Cleethorpes are within driving distance for longer walks, cycling and days out.

Public transport links are accessible, with nearby railway services from Habrough station, which offers connections towards Grimsby, Cleethorpes, Barton-upon-Humber, Barnetby and further afield via regional services. Road links are also convenient, with access towards the A180 providing routes to Grimsby, the Humber Bridge and the wider motorway network.

In summary, this four-bedroom detached house for sale on Habrough Fields combines modern construction, a high standard of presentation, a carefully landscaped garden and practical features such as a double garage, driveway parking and gas central heating. With its well-planned accommodation and family-friendly location in Immingham, it represents a highly appealing opportunity for buyers seeking a stylish, move-in-ready home.



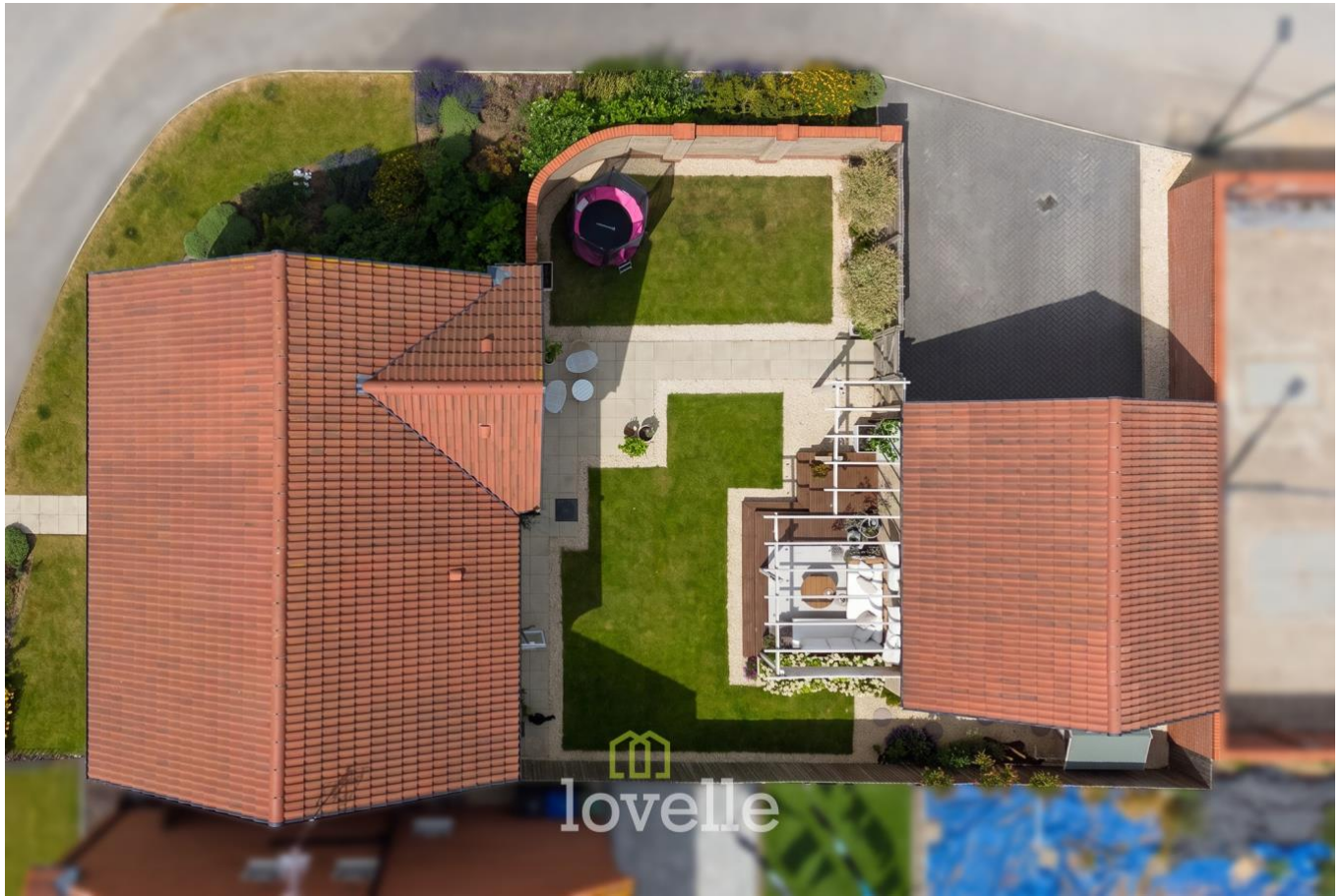


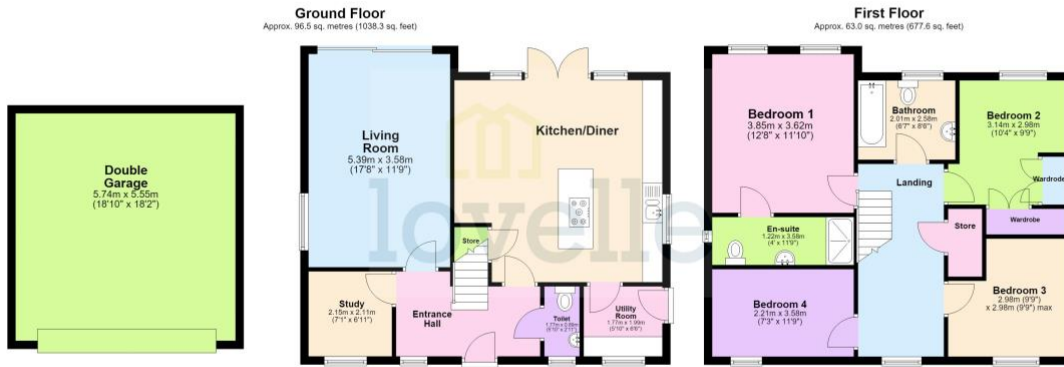
Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Mobile and broadband

It is advised that prospective purchasers visit checker.ofcom.org.uk in order to review available wifi speeds and mobile connectivity at the property.





Total area: approx. 159.4 sq. metres (1715.9 sq. feet)

The provided floor plan is intended for general informational purposes only and may not accurately represent the exact dimensions, layout, or features of the property. The floor plan should not be relied upon for making decisions about purchasing, renting, or modifying the property. Actual measurements and features may vary. It is recommended that interested parties conduct a physical inspection of the property to verify the accuracy of the floor plan and obtain specific information about the property's condition, amenities, and any other relevant details.
Plan produced using PlanUp.

When it comes to **property**
it must be

lovelle

01472 251918
grimsby@lovelle.co.uk

