



18 Garden Village North  
Killingholme  
North Killingholme  
DN40 3JR

£159,950

Positioned in the corner of Garden village and being sold with NO FORWARD CHAIN is this stylish three bed semi detached bungalow provides excellent value for money with viewings highly recommended! Situated in the village of North Killingholme, this lovely property offers versatile living, easy access to the A180 and boasts a large double garage with workshop to the rear. The property needs to be viewed in order to truly believe all that is on offer and by doing so will reveal the entrance hallway, lounge, dining room, kitchen, three double size bedrooms and the shower room. Externally, there is ample off road parking with plenty of space for a caravan, large detached double garage with workshop, insulated garden room and low maintenance gardens to the front and rear.



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

IMMINGHAM

01469 564294

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

Address : 21 Kennedy Way, Immingham, DN40 2AB  
Email : [immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)  
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

12' 9" x 13' 3" (3.88m x 4.04m)

Located at the rear, this extended space creates a fantastic living room, benefitting from tiled flooring, radiator, modern decor, uPVC window to the side elevation and Patio doors to the rear opening out to the garden.

### Dining Room

9' 7" x 11' 9" (2.92m x 3.58m)

Neutrally decorated, the dining room provides plenty of space for a large dining table and chairs. The room comprises of neutral decor, radiator and tiled flooring.

### Kitchen

10' 1" x 13' 3" (3.07m x 4.04m)

This modern kitchen boasts a range of base and wall mounted gloss units with tiled flooring and roll top worktop to compliment. There is an integral double oven with electric hob, sink with drainer, plumbing for a washing machine and dishwasher, tiled splashback, uPVC side door and uPVC window to the rear.

### Bedroom 1

9' 9" x 10' 1" (2.97m x 3.07m)

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

### Bedroom 2

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

Bedroom two briefly comprises of neutral decor with feature wall, carpeted flooring, radiator and uPVC window to the front elevation.

### Bedroom 3

10' 1" x 10' 3" (3.07m x 3.12m)

The third bedroom, which is currently used as a sitting room, offers a versatile space. Benefitting from carpeted flooring, radiator, tasteful decor and uPVC window to the side elevation.

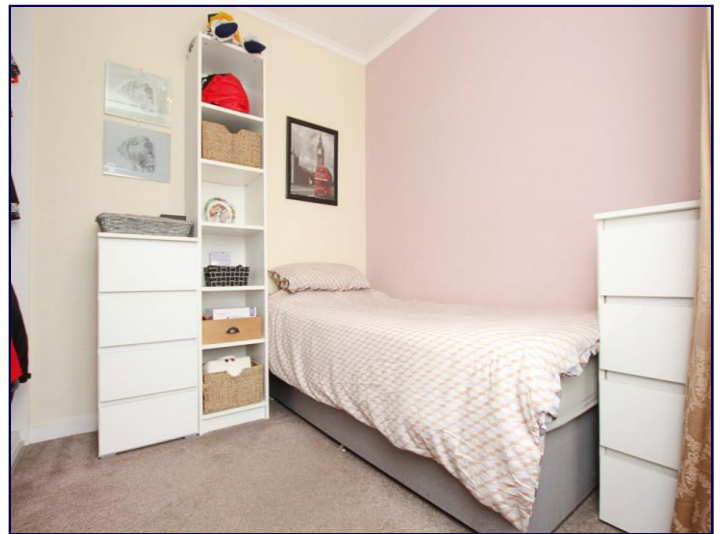
### Shower-Room

5' 4" x 8' 0" (1.62m x 2.44m)

Benefitting from a walk in shower, WC and basin with tiled flooring to compliment. There is also tiled walls, radiator and frosted uPVC window.

### Externally

To the front there is a low maintenance garden with concrete driveway to the side with double wooden gates. Beyond the gates will reveal the spacious yet low maintenance rear garden which offers excellent space for entertaining guests of relaxing. The long driveway continues down to the large double garage with workshop connected to the rear. There is also the benefit of a fully insulated garden room, which includes the hot tub. The garden is south facing with the property benefitting from solar panels which come with come with 12 years government tariff left remaining.



### 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 and 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

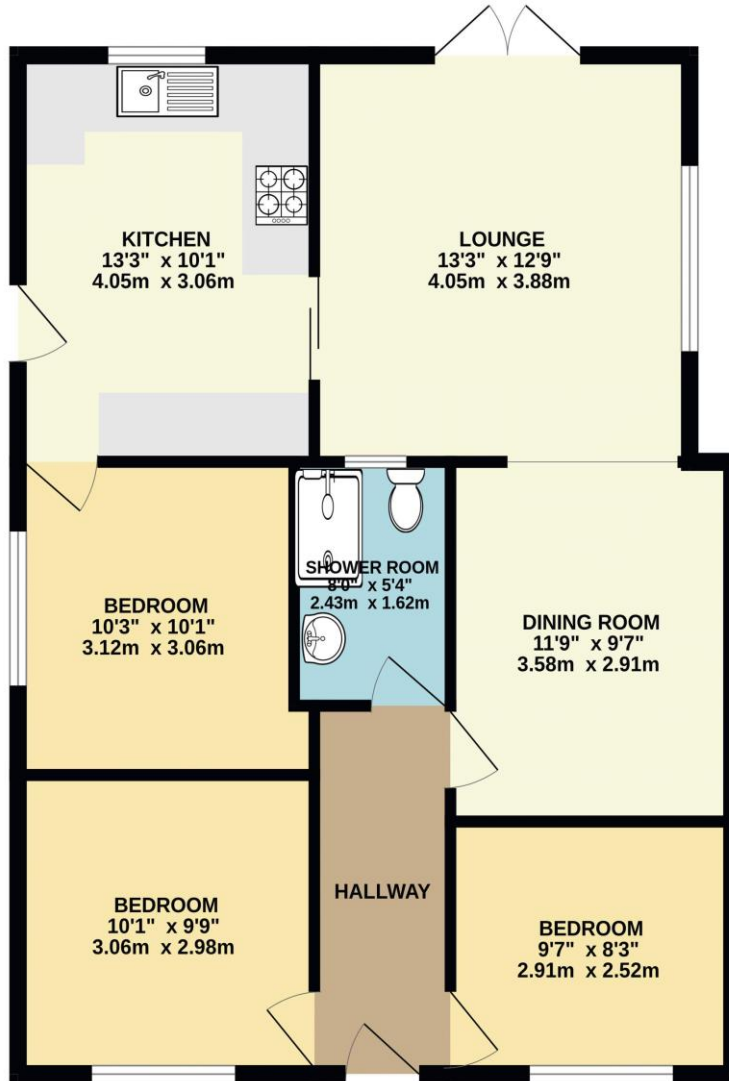
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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





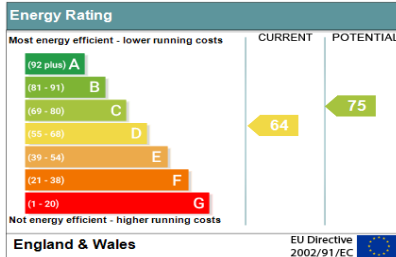
GROUND FLOOR  
788 sq.ft. (73.2 sq.m.) approx.



TOTAL FLOOR AREA : 788 sq.ft. (73.2 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.  
Made with Metropix ©2024

Address: 18 Garden Village, North Killingholme, IMMINGHAM, DN40 3...  
RRN:



**DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS** Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale. Crofts estate agents Immingham is operated as a franchise and trademark by KMG estates (Immingham) Ltd, trading as Crofts estate agents Immingham. Registered in England. Company Number 14308294