



5 Fritillary Drive
Healing
DN41 7AH

£225,000

Crofts Estate Agents are delighted to bring to the market this three bed semi detached house, which is situated on a modern development in the ever popular village of Healing. This deceptively spacious family home, benefits from great schools nearby for children of all ages, a range of local amenities found within the village, public transport and good road links with easy access to the A180. Internal viewing will reveal the entrance hallway, spacious lounge, kitchen diner and under stairs WC. Heading to the first floor you will find three bedrooms, all being a good size, with family bathroom and en-suite to the master bedroom. Externally, there is low maintenance gardens to the front and rear, with off road parking and garage to the rear. Viewings are highly recommended on this stunning family home. To arrange yours contact our Immingham branch.

Address : 21 Kennedy Way, Immingham, DN40 2AB
Email : immingham@croftsestateagents.co.uk
Website : www.croftsestateagents.co.uk

OFFICE HOURS

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



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Lounge

12' 8" x 20' 1" (3.86m x 6.12m)

This spacious lounge benefits from carpeted flooring, radiator, walk in bay window and a further two uPVC windows to the side, allowing plenty of natural daylight to enter.

Kitchen/Diner

10' 11" x 17' 6" (3.32m x 5.33m)

Found at the rear of the property, this open plan space boasts base and wall mounted units with integral oven, hob and extractor above, composite one and a half sink, LED lighting, dual aspect uPVC windows, tiled flooring and uPVC french doors which open out to the rear garden.

Bedroom 1

14' 0" x 15' 6" (4.26m x 4.72m)

The master bedroom boasts an en-suite, carpeted flooring, radiator, dual aspect uPVC windows and built in sliding wardrobes.

En-suite

6' 8" x 7' 3" (2.03m x 2.21m)

This modern en-suite benefits from a shower, WC, vanity basin, towel rail radiator and uPVC window to the front elevation.

Bedroom 2

9' 6" x 11' 2" (2.89m x 3.40m)

Bedroom two briefly comprises of carpeted flooring, radiator and uPVC window to the rear elevation. There is also sliding wardrobes.

Bedroom 3

8' 8" x 10' 5" (2.64m x 3.17m)

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

Bathroom

7' 1" x 7' 6" (2.16m x 2.28m)

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

Externally

Externally, there is low maintenance gardens to the front and rear, with off road parking and garage to the 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 and all viewings are strictly by appointment only please.

Council Tax Information

Band C: 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

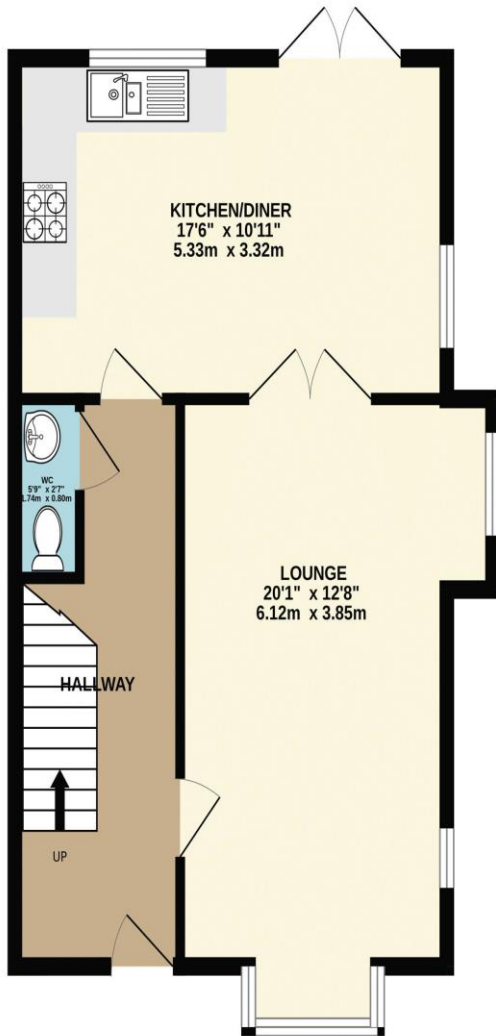
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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

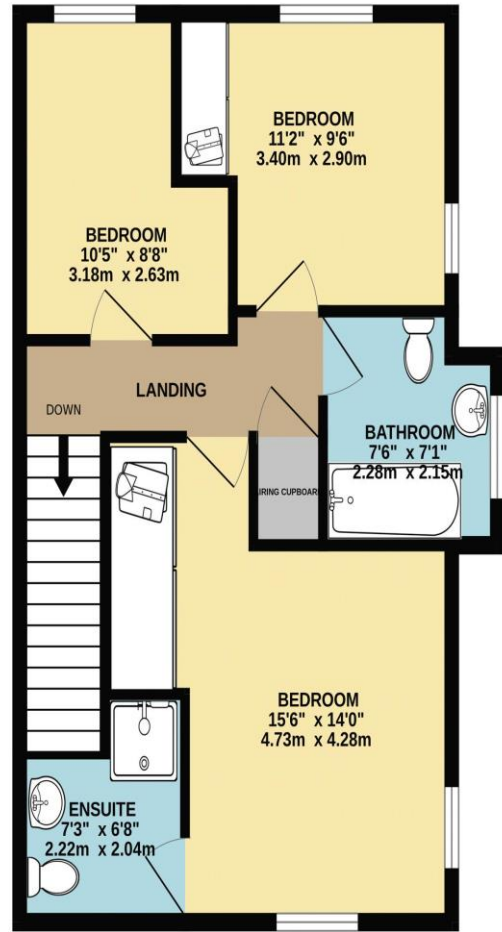




GROUND FLOOR
529 sq.ft. (49.1 sq.m.) approx.



1ST FLOOR
518 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 1047 sq.ft. (97.3 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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