



**1 Owmbly Close  
Immingham  
DN40 2AW**

**Offers in the Region Of  
£255,000**

Crofts Estate Agents are delighted to bring to the market this gorgeous four bed detached house, which is situated on the modern and popular Habrough Fields development. Found in a quiet cul-de-sac with beautiful open views, this home presents itself as an ideal family home. The property stands well and benefits from excellent road links, local amenities and good schools for children of all ages. Internal viewing will reveal the entrance hallway, lounge, dining room, kitchen, utility and WC. To the first floor there are four bedrooms with en-suite to the master and family bathroom. Externally, there is off road parking with integral garage, generous size front lawn and a good size rear garden. Viewings are highly recommended!



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

IMMINGHAM

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

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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

10' 0" x 17' 0" (3.05m x 5.18m)

With walk in bay window offer stunning views out to the open field to the front, this gorgeous lounge benefits from modern decor, radiator, gas fire and carpeted flooring.

### Dining Room

9' 0" x 9' 8" (2.74m x 2.94m)

Benefitting from carpeted flooring, radiator, modern decor and uPVC patio doors to the rear.

### Kitchen

9' 8" x 16' 8" (2.94m x 5.08m)

Found at the rear of the property, this spacious fully fitted kitchen boasts a range of base and wall mounted units, integral appliances including oven, hob and extractor and includes a 1 and a half sink with drainer. In addition there is also tiled flooring, radiator, LED lighting, tiled splashback and uPVC window and rear door.

### Utility room

4' 0" x 9' 3" (1.22m x 2.82m)

Adjacent to the kitchen, this handy room creates more storage in the kitchen by providing plumbing for a washing machine and dryer with worktop space above.

### Bedroom 1

10' 0" x 15' 3" (3.05m x 4.64m)

Bedroom one briefly comprises of carpeted flooring, radiator, fitted wardrobes, en-suite and uPVC window to the front elevation.

### En-suite

4' 9" x 6' 6" (1.45m x 1.98m)

Recently upgraded, this modern en-suite benefits from shower cubical, WC and vanity basin. There is also tiled walls and flooring, LED lighting, towel rail radiator and uPVC window.

### Bedroom-2

10' 0" x 10' 2" (3.05m x 3.10m)

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

### Bedroom 3

9' 3" x 13' 5" (2.82m x 4.09m)

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

### Bedroom 4

8' 10" x 9' 8" (2.69m x 2.94m)

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



### Bathroom

6' 6" x 6' 11" (1.98m x 2.11m)

The family bathroom, which is found at the top of the landing, benefits from a bath with shower above, WC, basin, vinyl flooring, LED lighting and uPVC window to the rear elevation.

### Externally

Externally, there is off road parking with integral garage, which benefits from power and lighting .generous size front lawn a great open view. The rear garden offers a good size lawn with patio area, brick wall and fencing around the perimeter and side gate.



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### 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 D: 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

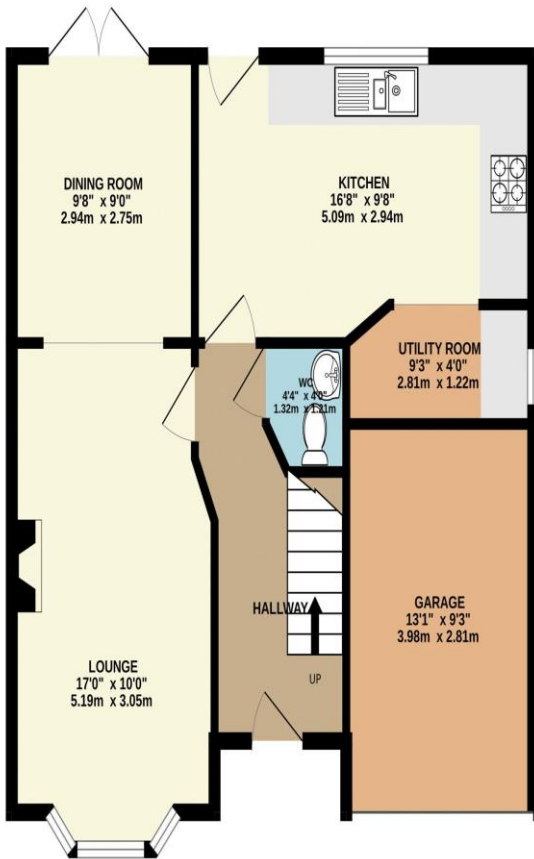
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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

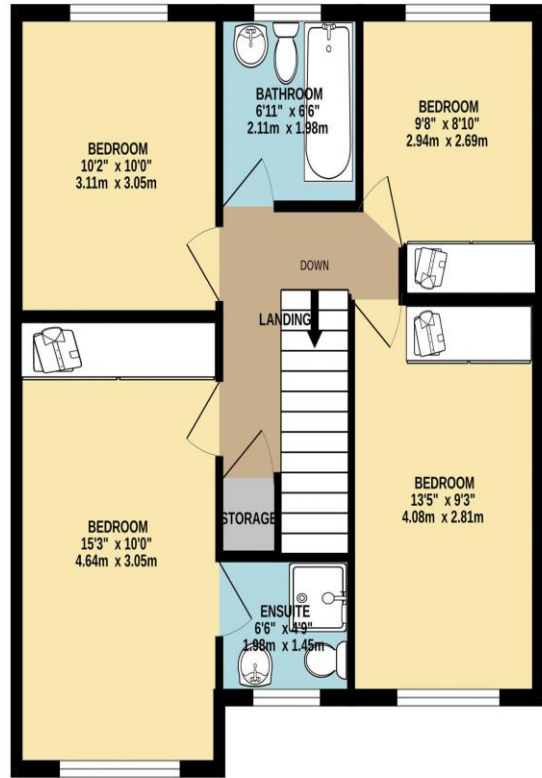




GROUND FLOOR  
642 sq.ft. (59.6 sq.m.) approx.



1ST FLOOR  
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA: 1258 sq.ft. (116.9 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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