



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



Coronation Road
Ulceby
Ulceby
DN39 6SX

Offers in the Region Of
£249,995

Crofts Estate Agents are pleased to present to the market and being sold with NO FORWARD CHAIN, this deceptively spacious three bed bungalow, situated in the popular village of Ulceby. The property has a great feel and flow to it and offers plenty of potential, with scope to extend (subject to planning permission.) The village is a popular destination for many, with a selection of local amenities including post office, primary school and excellent road links via the A180. Internal viewing will reveal the porch with utility to the side, entrance hallway, lounge-diner, kitchen, three bedrooms, two of which are doubles and the bathroom suite. Externally, the property sits on a rather generous plot with ample off road parking, single garage and well maintained gardens to the front and rear. The property also benefits from a brand new boiler with 5 year guarantee.

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



Lounge/Diner

12' 0" x 22' 5" (3.65m x 6.83m)

Open planned, this spacious lounge diner benefits from neutral decor, dual-aspect uPVC windows, which allow plenty of natural daylight to enter, gas fire, radiator, carpeted flooring and uPVC french doors to the front elevation.

Kitchen

7' 11" x 9' 11" (2.41m x 3.02m)

Located to the front of the property, this kitchen enjoys the benefits of base and wall mounted units, breakfast bar area, radiator, tiled flooring and dual aspect uPVC windows. There is also an integral oven, electric hob with extractor above, sink with drainer and tiled splashback

Bedroom 1

10' 0" x 12' 0" (3.05m x 3.65m)

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

Bedroom 2

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

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

Bedroom 3

6' 7" x 7' 1" (2.01m x 2.16m)

Bedroom three, which is found at the end of the hallway, comprises of carpeted flooring, radiator, neutral decor and uPVC window to the side elevation.

Bathroom

5' 10" x 7' 10" (1.78m x 2.39m)

The family bathroom benefits from a bath with shower above, WC, basin, laminate flooring, tiled walls, radiator and uPVC window to the rear elevation.

Externally

Externally, the property sits on a rather generous plot with ample off road parking via a paved driveway with detached single garage to the rear. Benefitting from well maintained gardens to the front and rear with the rear garden being a beautiful sun trap.

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, 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.

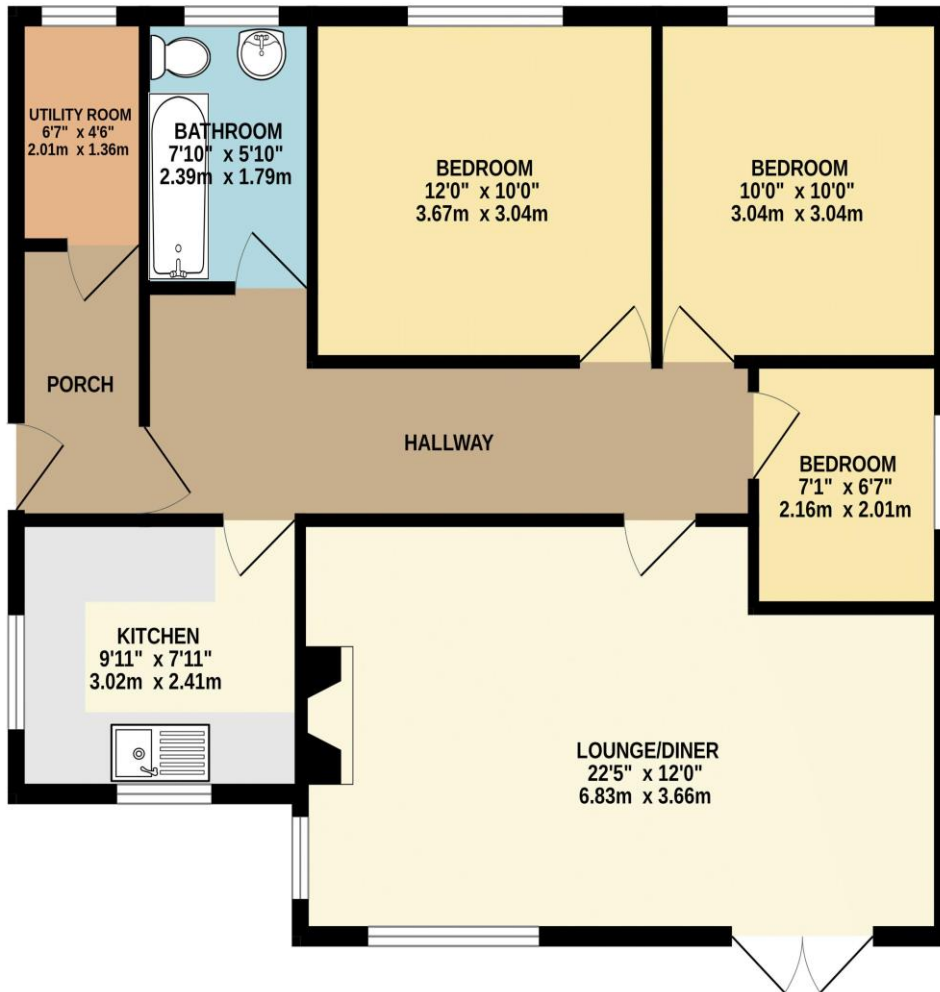
Mortgage and Financial Advice

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
811 sq.ft. (75.3 sq.m.) approx.



TOTAL FLOOR AREA: 811 sq.ft. (75.3 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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