



CROFTS ESTATE AGENTS

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



2 Alderney Way
Immingham
DN40 1RB

Offers in the Region Of
£244,950

Crofts Estate Agents have the pleasure of bringing to the market this stylish and spacious three bed detached house, which is situated in the ever popular town of Immingham. Occupying a generous size plot, this well presented family home boasts excellent living space, schools for children of all ages and a wide range of local amenities. Heading into the accommodation will reveal the entrance hallway, WC, lounge, kitchen diner, utility room and conservatory. To the first floor you will find three bedrooms all being doubles and a stunning four piece bathroom suite. Externally, there is ample off road parking with integral garage and delightful gardens to the front and rear. The rear garden also benefits from a garden room, which would make an ideal outdoor home gym or office. Viewing are highly recommended, in order to fully appreciate this lovely home, to arrange yours contact our Immingham branch.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

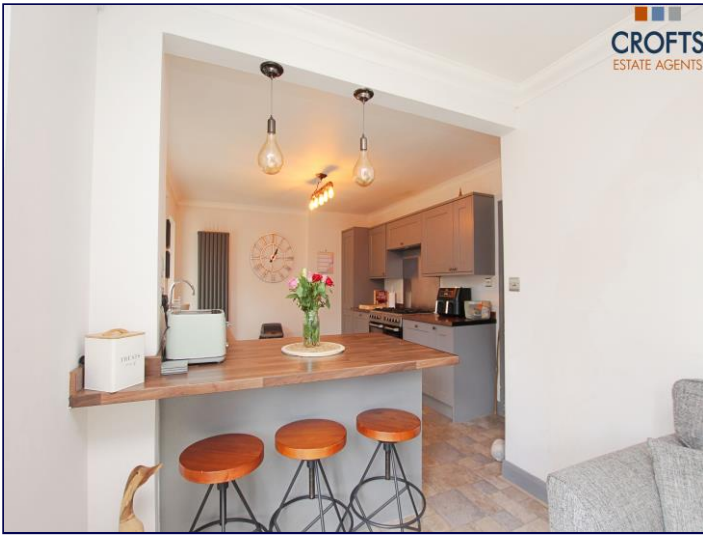
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Lounge

11' 10" x 16' 9" (3.60m x 5.10m)

This spacious reception room, which is found to the front of the home benefits from a log burner, carpeted flooring, coving, tasteful decor, radiator and uPVC bay window.

Kitchen/Diner

11' 1" x 25' 7" (3.38m x 7.79m)

Beautifully presented, this stylish kitchen boasts a range of base and wall mounted shaker units with range cooker with extractor above and ceramic 1 and a half sink. There is also laminate tile flooring, column radiator and uPVC window to the rear.

Utility room

6' 10" x 9' 0" (2.08m x 2.74m)

A handy addition to have with the property, with the utility room providing plenty of space for a washing machine and tumble dryer, along with space laundry and products etc, helping to free up room within the kitchen.

Bedroom 1

11' 10" x 13' 7" (3.60m x 4.14m)

The master bedroom is a great size and benefits from laminate flooring, radiator, coving, modern decor and curved uPVC window. The room also benefits from built in wardrobes with sliding mirrored doors.

Bedroom 2

8' 10" x 11' 1" (2.69m x 3.38m)

Bedroom two briefly comprises of vinyl flooring, radiator, modern decor, coving and uPVC window to the rear elevation. There is also the additional benefit of built in storage with hanging rail.

Bedroom 3

8' 10" x 11' 1" (2.69m x 3.38m)

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

Bathroom

7' 6" x 7' 11" (2.28m x 2.41m)

Modern and deceptively spacious, this four piece bathroom suite boasts a corner shower, bath, WC and large vanity basin. There is also tiled walls with aqua boarding around the shower, towel rail radiator, vinyl flooring and uPVC window to the rear elevation.

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.

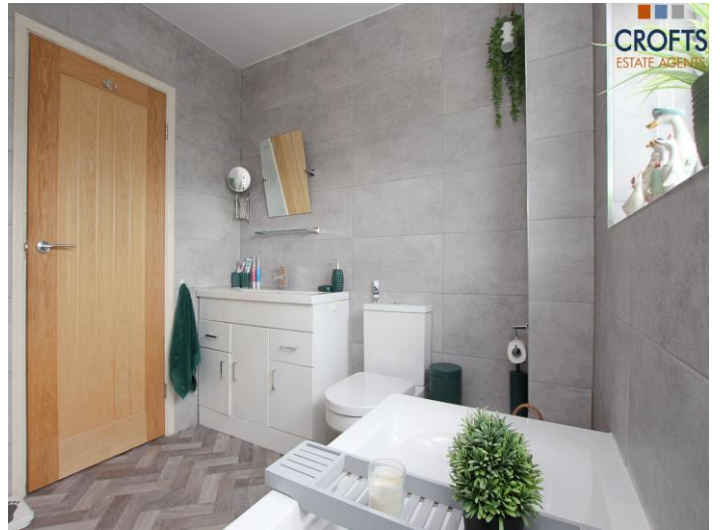
Viewings

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



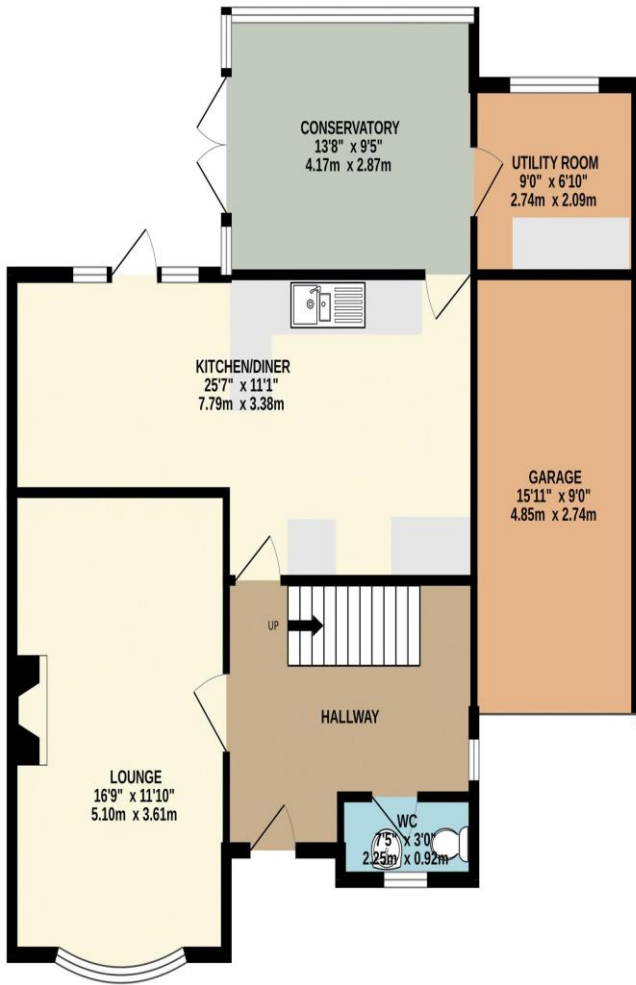




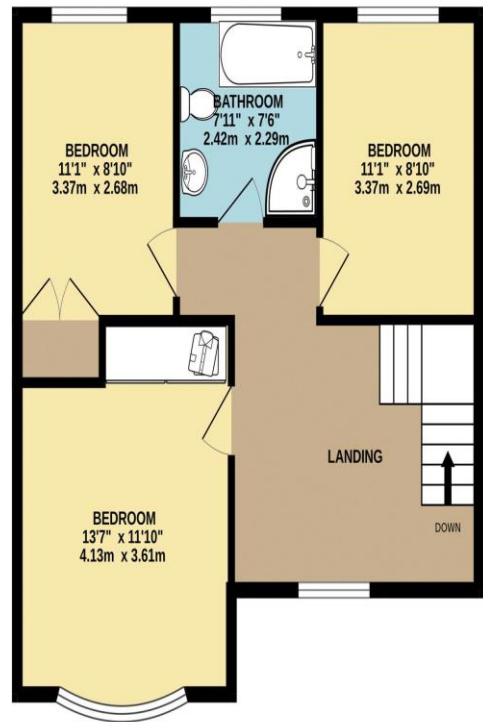
OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
916 sq.ft. (85.1 sq.m.) approx.



1ST FLOOR
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA: 1498 sq.ft. (139.1 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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