



CROFTS ESTATE AGENTS

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



20 Magnolia Rise

Immingham
DN40 1LZ

Offers in the Region Of
£163,000

Crofts Estate Agents are pleased to offer for sale with NO FORWARD CHAIN this spacious semi detached dormer bungalow located within the popular town of Immingham. Standing on a generous plot this property is ideal for a family or first time buyer, and benefits from being nearby to a range of amenities and schools for children of all ages. Internal viewing will reveal the entrance hallway, lounge, dining room, kitchen, bedroom 3 and the family bathroom to the ground floor. To the first floor there is two bedrooms, both of which are doubles. Externally there are gardens to both the front and rear, along with ample off road parking and a detached garage.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 12 Market Place, Louth, LN11 9PB

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Front

Positioned within a popular residential area within the town of Immingham is this three bed semi detached dormer

Lounge

11' 5" x 14' 2" (3.48m x 4.31m)

This spacious living area benefits from modern light decor, carpeted flooring, radiator, coving and uPVC bay window.

Dining Room

9' 10" x 13' 5" (2.99m x 4.09m)

The dining room, which is located to the side of the kitchen, benefits from carpeted flooring, radiator and under stairs storage.

Kitchen

10' 0" x 11' 0" (3.05m x 3.35m)

The kitchen provides a good amount of storage through base and wall mounted units, with plumbing for a washing machine, oven with 4 ring gas hob. There is also a sink with draining board, laminate flooring and uPVC window to the front elevation.

Bedroom 1

9' 7" x 11' 4" (2.92m x 3.45m)

Located on the first floor, bedroom one briefly comprises of carpeted flooring, modern decor with navy blue feature wall, radiator and uPVC window to the front elevation.

Bedroom 2

9' 7" x 11' 4" (2.92m x 3.45m)

Located on the first floor, bedroom two briefly comprises of carpeted flooring, modern decor, radiator and uPVC window to the rear elevation.

Bedroom 3

8' 5" x 8' 5" (2.56m x 2.56m)

The third bedroom, which is located on the ground floor, comprises of laminate flooring, radiator and uPVC window to the front.

Bathroom

5' 2" x 7' 2" (1.57m x 2.18m)

The bathroom suite benefits a bath with overhead shower, WC and basin. There is also tiled flooring and walls, towel rail radiator and uPVC window to side.

Rear Garden

Generously sized rear garden offers plenty of space for a family with young children to run around and play. Made up of set in lawn, patio with foot path leading to the rear and bark area in the rear corner.

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.

Viewing

By appointment only, telephone 01469 564294

Council Tax Information

Band B: 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 office on 01469 564294 or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

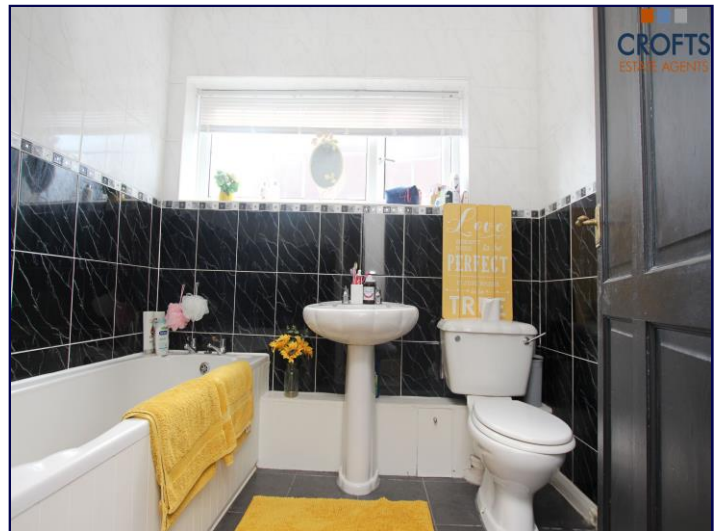
Property Management

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

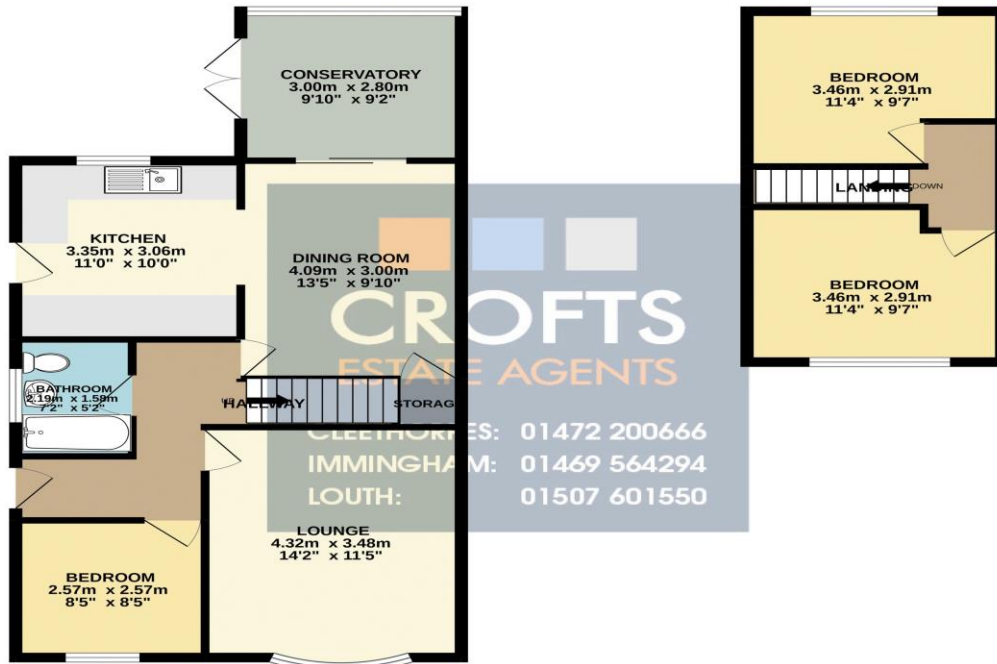
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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GROUND FLOOR
65.1 sq.m. (700 sq.ft.) approx.

1ST FLOOR
22.8 sq.m. (246 sq.ft.) approx.



TOTAL FLOOR AREA: 87.8 sq.m. (945 sq.ft.) 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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