



18 Lancaster Drive South  
Killingholme  
South Killingholme  
DN40 3HL

£135,000

Set within this modern residential development in the village of South Killingholme, is this beautifully presented two bed detached bungalow. Occupying a large plot with delightful gardens to the front and rear, this home comes with NO FORWARD CHAIN and benefits from a modern feel throughout, easy access to the A180, short drive to Immingham and Grimsby. Heading inside this property will reveal the entrance hallway, lounge-diner, kitchen, two bedrooms and a lovely three piece bathroom suite. Externally the property boasts large and well maintained gardens to the front and rear and a block paved driveway which provides ample off road parking. Early viewing is essential to avoid disappointment!



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

IMMINGHAM

01469 564294

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

Address : 21 Kennedy Way, Immingham, DN40 2AB  
Email : [immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)  
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**

11' 1" x 17' 8" (3.38m x 5.38m)

Well presented with views out to the rear garden this room benefits from carpeted flooring, radiator, modern decor and french doors opening out to the rear.

**Kitchen**

7' 5" x 9' 8" (2.26m x 2.94m)

The kitchen has a window to the rear elevation, a modern fitted kitchen with stainless steel sink and drainer, complimentary splash back, integral oven, hob and extractor above and plumbing for a washing machine.

**Bedroom 1**

9' 7" x 12' 10" (2.92m x 3.91m)

Bedroom one briefly comprises of carpeted flooring, radiator, built in wardrobes and uPVC window to the front elevation.

**Bedroom 2**

7' 8" x 8' 10" (2.34m x 2.69m)

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

**Bathroom**

5' 6" x 6' 5" (1.68m x 1.95m)

Benefitting from a bath with shower above, WC, basin, partially tiled walls, vinyl flooring and uPVC window to the side elevation.

**Externally**

Externally there is off road parking, along with gardens to front and rear with the rear garden being beautifully landscaped to create a garden that is ideal to relax or entertain guests. There is also a decking area, ideal for al fresco dining or sun bathing or a warm summers day. Also included in the sale is the summerhouse.



**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 B: 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.

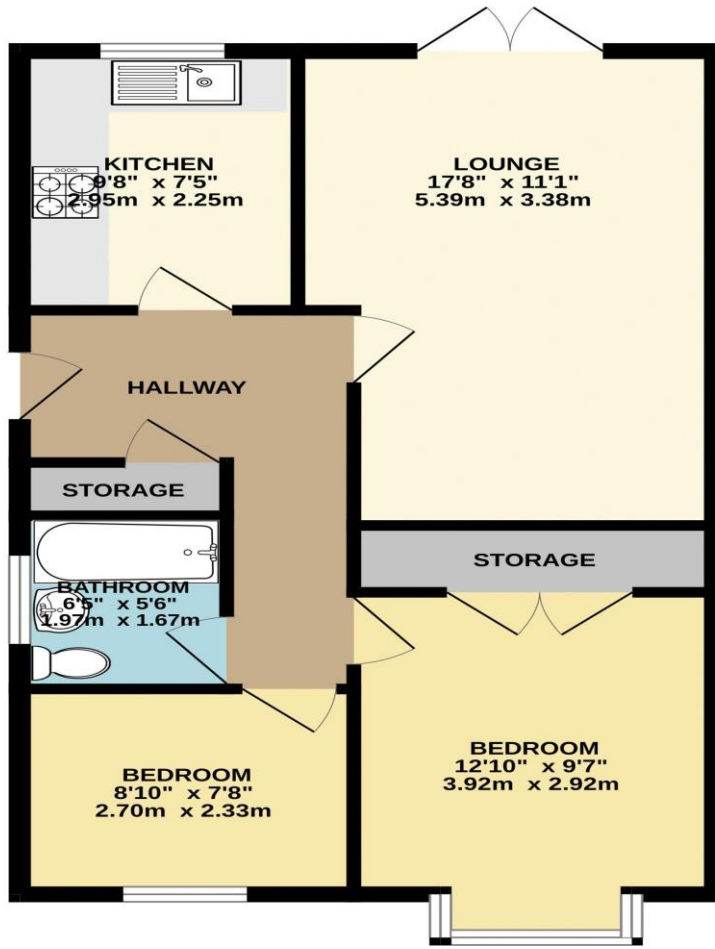
*STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.*







GROUND FLOOR  
588 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA : 588 sq.ft. (54.7 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.  
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		91
(69-80)	C		
(55-68)	D	77	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale. Crofts estate agents Immingham is operated as a franchise and trademark by KMG estates (Immingham) Ltd, trading as Crofts estate agents Immingham. Registered in England. Company Number 14308294