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



18 Kesteven Court
Habrough
Immingham
DN40 3AN

Offers in the Region Of
£249,000

Crofts Estate Agents have the absolute pleasure of bringing to the market this stunning three/four bed detached bungalow, which is located in the popular village of Habrough. Found within this quiet cul-de-sac, this property boasts ample off road parking, solar panels, which provide low cost electricity and excellent road links via the A180. Only a short drive away is the port town of Immingham, which has a wide range of local amenities and schools for children of all ages. Internal viewing of this lovely home will reveal the entrance hallway, lounge with multi fuel burner, dining room, Study/Bedroom three, Kitchen-diner and bathroom. There is also a further two double bedrooms to the first floor with Dressing room/Bedroom/Nursery' at the top of the landing. Externally, there are well manicured gardens to the front and rear, ample off road parking and a detached garage with large workshop to the rear.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Lounge

13' 2" x 15' 0" (4.01m x 4.57m)

Located to the front of the property is the welcoming, yet surprisingly spacious lounge boasting a multi fuel burner in the corner, carpeted flooring, neutral decor, radiator and uPVC bay window.

Dining Room

10' 7" x 10' 11" (3.22m x 3.32m)

Deceptively spacious, this room provides the next owner the option of using it for multiple purposes. At present the room is used as a dining room, however, depending on living requirements, it could also be converted into a bedroom.

Bedroom 3/Study

10' 7" x 12' 10" (3.22m x 3.91m)

Providing versatile living, this room offers plenty of living/bedroom space for the next owner to take advantage of. The room itself comprises of neutral decor, carpeted flooring, radiator, coving and uPVC window to the front.

Kitchen

11' 6" x 16' 9" (3.50m x 5.10m)

Boasting a mixture of base and wall mounted units, this stylish kitchen benefits from a range of Bosch integral appliances which include a double oven, fridge, freezer, dishwasher and washing machine. There is also a 4 ring gas hob with extractor above, tiled

flooring, under stairs storage and additional storage cupboard opposite, uPVC windows to the rear and uPVC side door.

Bedroom 1

12' 9" x 12' 10" (3.88m x 3.91m)

Bedroom one, which is located on the first floor briefly comprises of soft under foot carpeted flooring, radiator and uPVC window to the rear elevation.

Bedroom 2

12' 9" x 14' 4" (3.88m x 4.37m)

Neutrally decorated, bedroom two benefits from soft under foot carpeted flooring, radiator and uPVC window to the rear elevation.

Bedroom/Dressing-room

8' 4" x 9' 9" (2.54m x 2.97m)

Located at the top of the landing, this versatile room benefits from carpeted flooring and eaves storage to both sides.

Bathroom

5' 3" x 7' 10" (1.60m x 2.39m)

This well proportioned three piece bathroom suite benefits from a P shaped bath with shower above, WC, vanity basin and porcelain slate tiles with underfloor heating with white tiled walls to compliment. There is also a towel rail radiator and uPVC window to the rear.

Externally

Externally and starting with the front there is a mixture of laid to lawn with curved border and matured flower bed to the side. Ample off road parking via a concrete driveway leading to the detached garage with workshop extension to the rear. The garage/workshop also benefits from power and lighting. Also there is a log shed about 3/4 of the way down the driveway, with an additional log shed located in the brick built shed in the rear garden with electric consumer unit and internal/external sockets and lighting'. Heading into the rear garden, you will find a continuation of the current owners love for their garden, with beautiful magnolia tree's, fruit tree's, matured flower beds and veg plot to the rear. The raised patio area creates a lovely sun trap and is ideal for sitting in the garden relaxing with a glass of wine on those warm summer evenings. There is also a second small patio with external sockets.



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 C: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

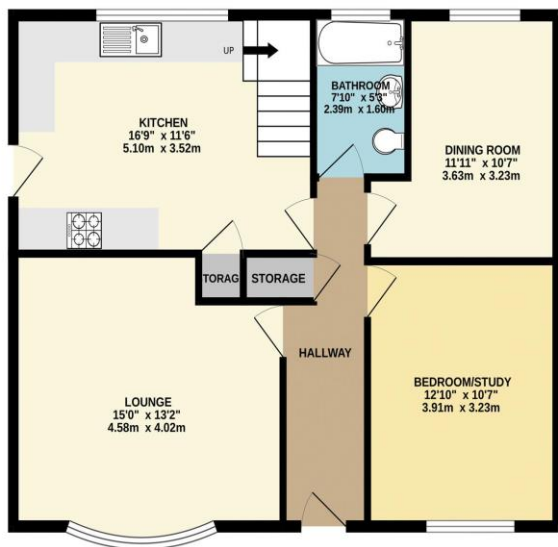




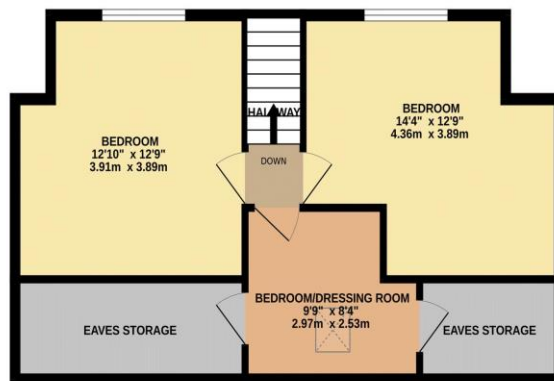
OPEN 7 DAYS A WEEK

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
755 sq.ft. (70.1 sq.m.) approx.



1ST FLOOR
515 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA: 1270 sq.ft. (118.0 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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