



16 Burton Road Immingham
Immingham
DN40 2NZ

Offers in the Region Of
£215,000

Found in a quiet cul-de-sac within the ever popular Habrough Fields development stands this modern three bed detached house. The property benefits from easy access to the A180, excellent road links and is only a short drive to Habrough Train Station and Humberside Airport. The home is ideally suited to a young family with good schooling nearby as well as a wide variety of local amenities. Internal viewing will reveal the entrance hallway, lounge-diner, kitchen, utility and WC. Heading to the first floor there are three good size bedrooms, family bathroom and en-suite to the master bedroom. Externally there is off road parking to the front with generous size front garden, integral garage and good size rear garden. Viewings are highly recommended!



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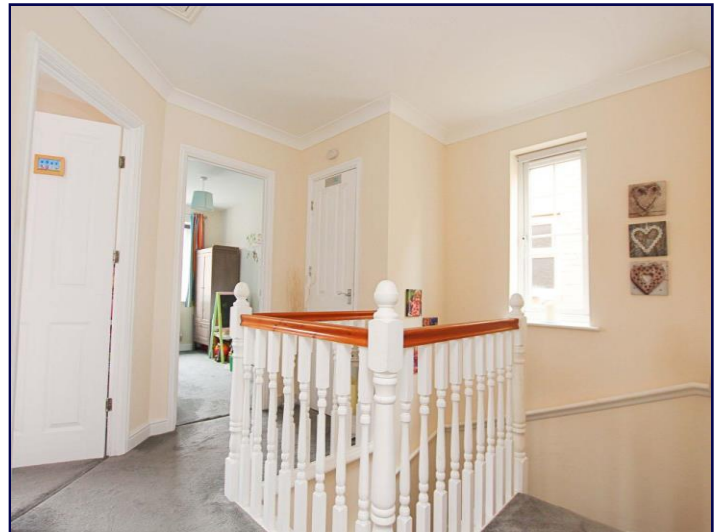
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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER

Address : 21 Kennedy Way, Immingham, DN40 2AB
Email : immingham@croftsestateagents.co.uk
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

11' 11" x 20' 5" (3.63m x 6.22m)

Found at the rear of the property is the spacious lounge-diner, which boasts laminate flooring, modern decor, gas fire, coving, radiator, uPVC window and patio doors which open out to the rear garden.

Kitchen

7' 1" x 11' 10" (2.16m x 3.60m)

The kitchen boasts a range of base and wall mounted units with integral oven, hob and extractor above, integral dishwasher and one and a half sink with drainer. Adjacent is the utility which has plumbing for a washing machine and dryer. There is also laminate flooring, tiled splash back and dual aspect uPVC windows.

Bedroom 1

13' 5" x 14' 7" (4.09m x 4.44m)

Bedroom one benefits from carpeted flooring, radiator, en-suite, neutral decor and uPVC window to the rear elevation.

En-suite

5' 7" x 7' 5" (1.70m x 2.26m)

The en-suite, which is located in bedroom one, comprises of a large shower with glass screen, WC, basin, towel rail radiator, LED lighting and uPVC window to the rear.

Bedroom 2

10' 6" x 13' 5" (3.20m x 4.09m)

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

Bedroom 3

7' 1" x 12' 5" (2.16m x 3.78m)

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

Bathroom

6' 4" x 7' 1" (1.93m x 2.16m)

The family bathroom benefits from a three piece suite, consisting of bath, WC, basin, towel rail radiator, LED lighting, vinyl flooring and uPVC window to the side elevation.

Externally

To the front there is a generous size garden with paved driveway creating off road parking for two vehicles. The integral garage has an up and over door and benefits from power and lighting. The rear garden is a really good size and is made up of mainly laid to lawn and a patio area ideal for entertaining guests.



Immingham 01469 564294

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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

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

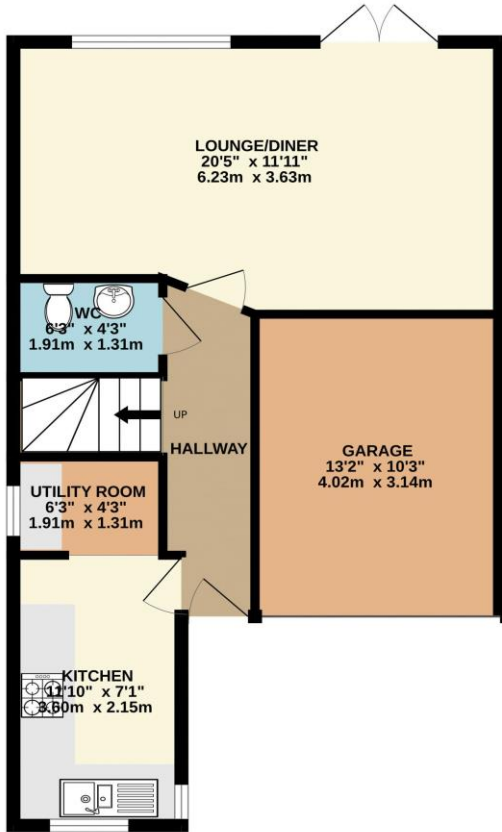
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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

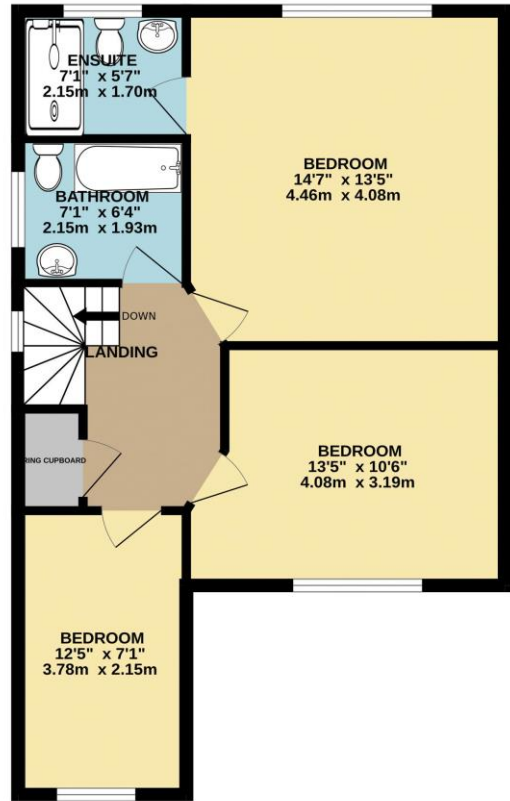




GROUND FLOOR
577 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 1155 sq.ft. (107.3 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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