



2 Brocklesby Avenue
Immingham
Immingham
DN40 2AT

Offers in the Region Of
£269,950

Crofts Estate Agents are excited to offer for sale this superb executive four bed detached family home which is located within the popular and modern development of Habrough Fields. A short drive reveals all of the amenities the town of Immingham has to offer along with excellent road links and public transport. Nearby there are schools for children of all ages and the only way to fully appreciate the property on offer is by physically viewing. Internal viewing will reveal a gorgeous entrance hallway, spacious lounge, dining room, study, kitchen, utility area and WC. To the first floor there are four bedrooms and the family bathroom with the master bedroom being served by an ensuite. Externally there are gardens to front and rear with off road parking for two vehicles and a detached double garage. The property also benefits from uPVC double glazing, gas central heating and solar panels providing low cost electric.



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

IMMINGHAM

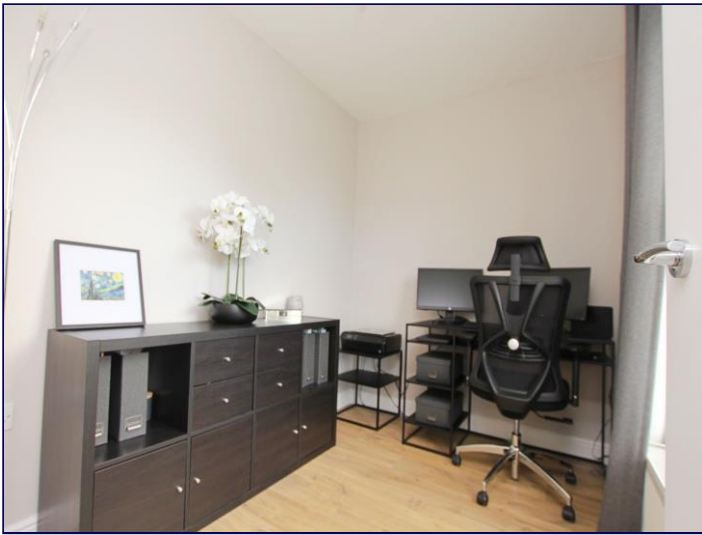
01469 564294

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
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

11' 11" x 14' 8" (3.63m x 4.47m)

The main reception room and found at the rear is this spacious and beautifully presented room. An ideal spot in the house to relax, this room benefits from laminate flooring, modern decor, radiator, coving and uPVC french doors to the rear.

Dining Room

9' 8" x 11' 11" (2.94m x 3.63m)

Adjacent to the lounge and accessed from the hallway, this dining room, provides plenty of versatility for a growing family. Benefitting from laminate flooring, radiator, modern decor, coving and uPVC window to the front elevation.

Utility room

5' 9" x 6' 2" (1.75m x 1.88m)

Benefitting from matching cupboards to the kitchen, LED lighting, laminate flooring, access into the WC and uPVC side door.

Study

7' 3" x 8' 11" (2.21m x 2.72m)

Found at the front of the property, this study is ideal for those who work from home. The room provides a versatile space and benefits from laminate flooring, radiator and uPVC window to the front elevation.

Kitchen/Diner

9' 3" x 16' 6" (2.82m x 5.03m)

Beautifully presented, this stunning kitchen boasts light grey shaker cupboards with Silestone natural quartz worktops to compliment. There is a range of integral appliances in this meticulously designed kitchen with dishwasher, fridge freezer, double oven and 5 ring induction hob with extractor above. The kitchen also benefits from a inset 1 and a half sink with boiling hot water tap, LED lighting and bluetooth speaker.

Bedroom 1

11' 1" x 17' 1" (3.38m x 5.20m)

Bedroom one being the largest of the four benefits from carpeted flooring, modern decor, radiator, uPVC window to the rear elevation and en-suite.

En-suite

6' 2" x 7' 8" (1.88m x 2.34m)

The en-suite, which is located in bedroom one, boasts a modern walk in shower with glass screen, WC and vanity basin, complimented by grey tiles to the floor and walls. There is also LED lighting, towel rail radiator and uPVC window to the side elevation.

Bedroom 2

9' 6" x 12' 7" (2.89m x 3.83m)

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

Bedroom 3

9' 6" x 10' 1" (2.89m x 3.07m)

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

Bedroom 4

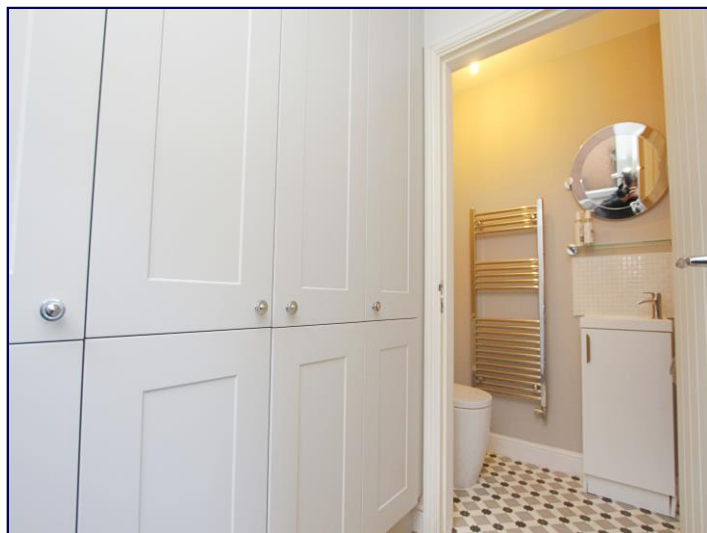
7' 3" x 11' 1" (2.21m x 3.38m)

The fourth bedroom, which is also a double, comprises of laminate flooring, radiator and uPVC window to the front elevation.

Bathroom

6' 8" x 7' 6" (2.03m x 2.28m)

Found at the top of the landing, this modern bathroom suite benefits from a bath with shower above, WC, basin, towel rail radiator, tiled flooring and walls and a opaque 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

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.

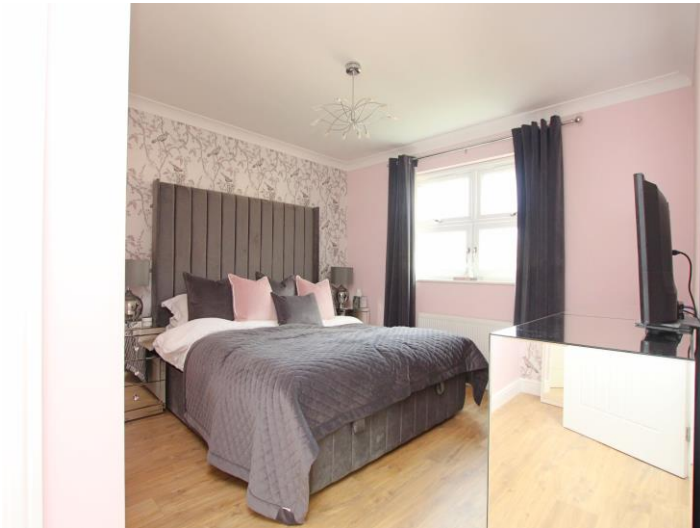
Property Management

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

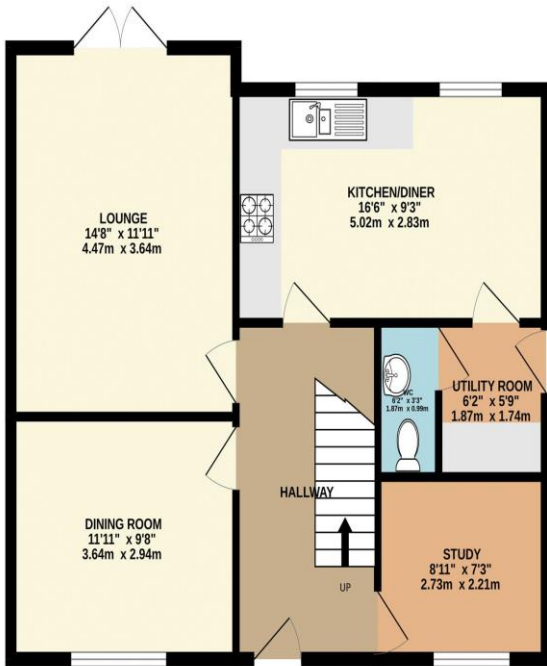
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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

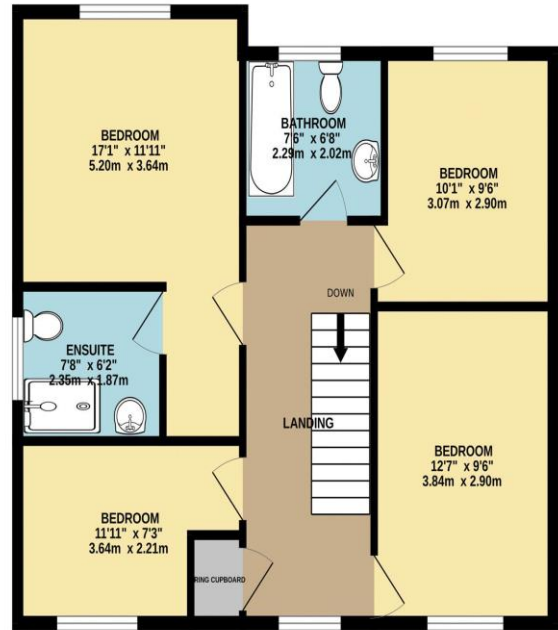




GROUND FLOOR
664 sq.ft. (61.6 sq.m.) approx.



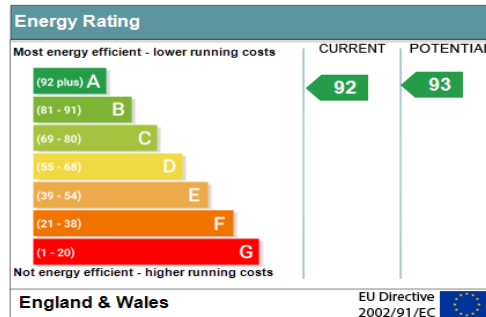
1ST FLOOR
664 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA: 1327 sq.ft. (123.3 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.
Made with Metropix ©2023

Address: 2 BROCKLESBY AVENUE, IMMINGHAM, DN40 2AT
RRN:



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