



8 Wellington Close South
Killingholme
South Killingholme
DN40 3HN

Offers in the Region Of
£157,000

Nestled in this quiet cul-de-sac within the village of South Killingholme is this beautifully presented two bedroom semi detached bungalow. Occupying a rather large plot within a modern development, this stylish home is turn key ready and benefits from new decor throughout, brand new paved driveway and footpath and fitted wardrobes to the main bedroom. Nearby there is excellent road links with easy access to the A180, Habrough Train Station and Humberside airport and is only a short drive away from Immingham and Grimsby. Internal viewing will reveal the porch, hallway, lounge, conservatory, kitchen, two double bedrooms and shower room. Externally there are delightful gardens to the front, side and rear with ample parking beyond the double gates.



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IMMINGHAM

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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

14' 2" x 16' 8" (4.31m x 5.08m)

This spacious lounge found at the rear of the property comprises of laminate flooring, neutral decor, electric fire place and radiator.

Kitchen

8' 3" x 10' 2" (2.51m x 3.10m)

Modern and well presented, this fully fitted kitchen benefits from a range of shaker units with integrated oven, microwave, fridge freezer and dishwasher. There is also laminate flooring, sink with drainer and uPVC window to the front.

Conservatory

10' 1" x 10' 10" (3.07m x 3.30m)

A handy addition to the rear of the property, providing a great space to relax. The glass pitched roof makes maintenance that bit easier and the room also benefits from brand new carpeted flooring, uPVC windows all round and a side door which opens out to the rear garden.

Bedroom 1

9' 9" x 11' 8" (2.97m x 3.55m)

Bedroom one briefly comprises of carpeted flooring, radiator, coving and uPVC window to the rear elevation. There is also brand new fitted wardrobes.

Bedroom 2

10' 11" x 11' 7" (3.32m x 3.53m)

Bedroom two, which is located to the front of the bungalow benefits from brand new carpeted flooring, radiator, coving, neutral decor and uPVC window.

Shower Room

5' 9" x 6' 4" (1.75m x 1.93m)

Recently upgraded, this modern shower room benefits from a walk in shower with glass screen, WC, basin, LED lighting and uPVC window to the side.

Externally

To the front there is a small lawn area and path to the front door. The rear garden has a generous lawn area and patio area which is ideal for alfresco dining. Gates open from the road and provide access to the recently laid paved driveway creating ample off road parking.



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

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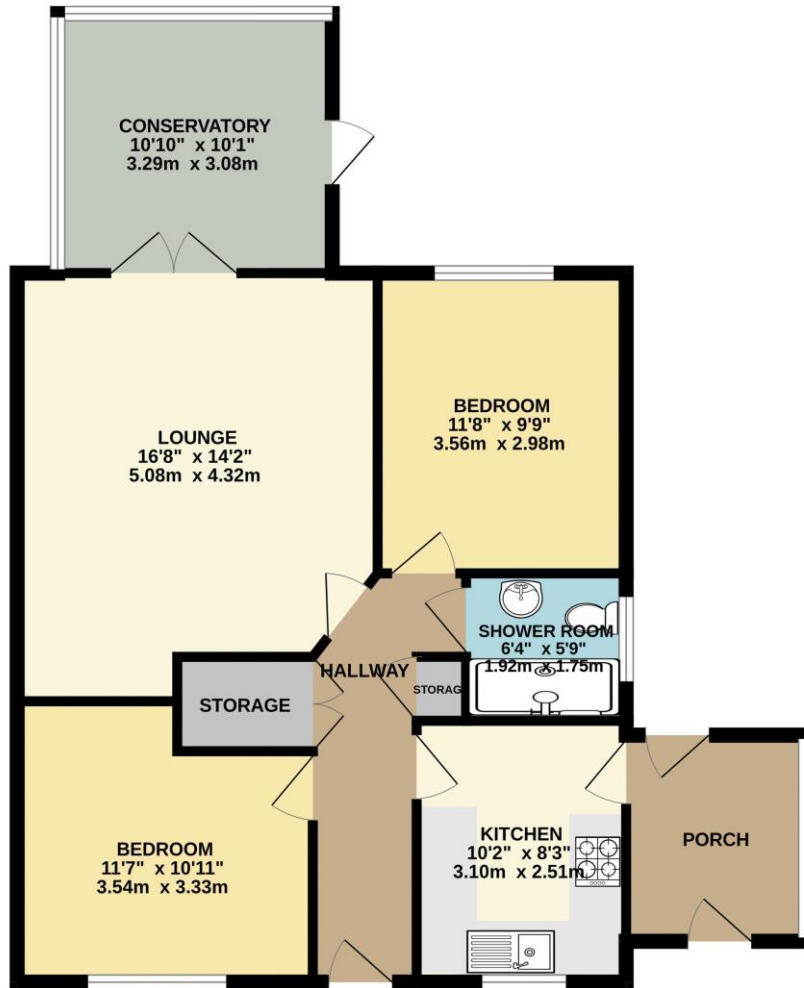
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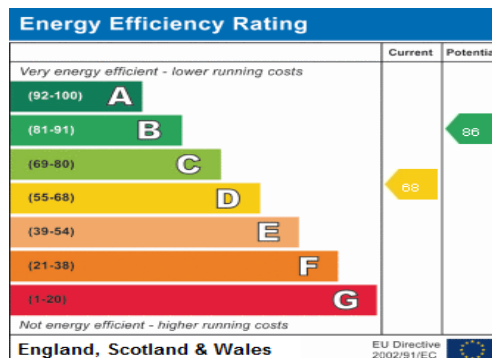


GROUND FLOOR
827 sq.ft. (76.8 sq.m.) approx.



TOTAL FLOOR AREA : 827 sq.ft. (76.8 sq.m.) approx.

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