



**Kesteven Court  
Habrough  
Immingham  
DN40 3AN**

**Offers in the Region Of  
£160,000**

Crofts Estate Agents bring to the market this well presented two bed semi detached bungalow, found in the highly regarded village of Habrough. Tucked away in the corner of a quiet cul-de-sac, this gorgeous property benefits from a private position with easy access to the A180 or neighbouring towns along with local train station and Humberside Airport, which is only a short drive away. Internal viewing will reveal the porch, entrance hallway, spacious lounge, kitchen-diner, two good size bedrooms and four piece bathroom suite. Externally, there is ample off road parking to the side with carport and detached garage. There is also well manicured gardens to both the front and rear with both gardens being a good size.





### Lounge

11' 3" x 15' 1" (3.43m x 4.59m)

This spacious lounge comprises of laminate flooring, gas fire, coving, radiator and large bay window to the front.

### Kitchen/Diner

11' 0" x 16' 1" (3.35m x 4.90m)

Benefitting from a range of base and wall mounted units, 1 and a half sink with draining board, integral oven with gas hob and extractor above. There is also a radiator, integral fridge freezer and dishwasher and uPVC side door.

### Bedroom 1

9' 10" x 11' 0" (2.99m x 3.35m)

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

### Bedroom 2

9' 1" x 10' 3" (2.77m x 3.12m)

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

### Bathroom

6' 0" x 10' 3" (1.83m x 3.12m)

Benefitting from tiled flooring and walls with bath, corner shower, WC and vanity basin and uPVC window to the side elevation.

### Externally

Benefitting from ample off road parking with carport and detached garage and well manicured gardens to both the front and rear.

**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, 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.

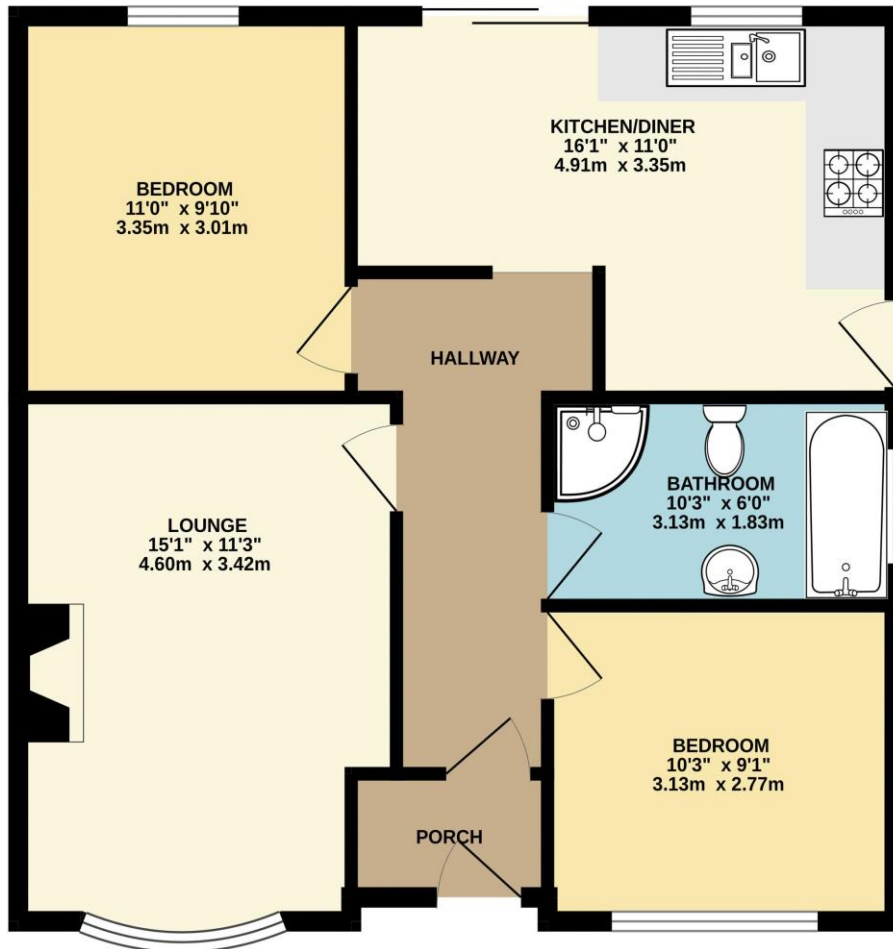
**Mortgage and Financial Advice**

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  
669 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA : 669 sq.ft. (62.1 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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