



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

IMMINGHAM

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



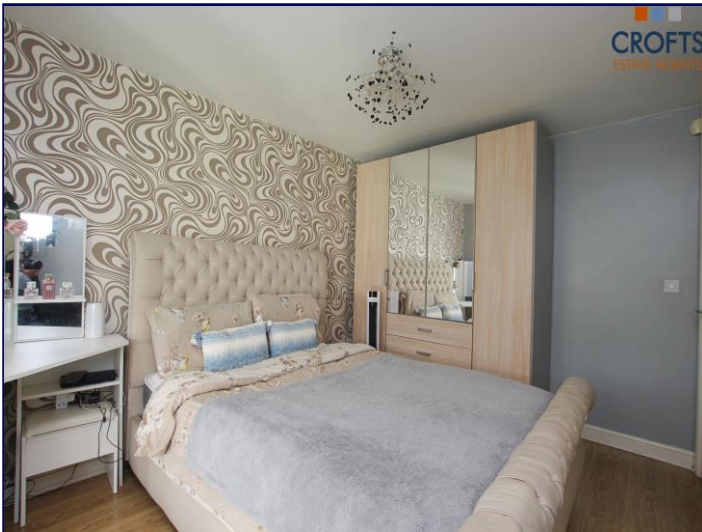
Lancaster Drive
South Killingholme
Immingham
DN40 3HL

Offers in the Region Of
£140,000

Crofts Estate Agents are delighted to bring to the market and being sold with NO FORWARD CHAIN this deceptively spacious two bed detached bungalow, which is found in the village of South Killingholme. Situated within this modern development, this property boasts a large conservatory to the rear, uPVC double glazing and excellent road links via the A180. Just a short drive away is also the town of Immingham, where you will find a wide range of local amenities. Internal viewing will reveal the porch, lounge, kitchen, conservatory, two bedrooms and the family bathroom. Externally, there is off road parking and generous, yet easy to maintain gardens to the front and rear. Viewings are highly recommended and offers are invited.

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

12' 9" x 16' 3" (3.88m x 4.95m)

Well proportioned, the lounge benefits from laminate flooring, neutral decor with feature wall, radiator and uPVC bay window.

Kitchen

8' 5" x 10' 4" (2.56m x 3.15m)

The kitchen benefits from base and wall mounted units, integral oven with hob and extractor above, laminate flooring, 1 and a half sink with drainer, plumbing for a washer and uPVC side door.

Conservatory

11' 9" x 18' 4" (3.58m x 5.58m)

This spacious conservatory is a great addition to the property, creating a large second reception room. The room comprises of polycarbonate roof which has been insulated and cladded internally, vinyl flooring, lighting and uPVC patio doors providing access to the rear.

Bedroom 1

9' 4" x 11' 5" (2.84m x 3.48m)

Bedroom one briefly comprises of laminate flooring, modern decor with feature wall and fitted wardrobes

Bedroom 2

8' 2" x 10' 1" (2.49m x 3.07m)

Bedroom two briefly comprises of laminate flooring, radiator, built in storage and uPVC window.

Bathroom

5' 7" x 6' 5" (1.70m x 1.95m)

The family bathroom benefits from a bath with shower above, WC, basin, towel rail radiator, laminate flooring and uPVC window to the side elevation.

Externally

Externally, there is off road parking and generous, yet easy to maintain gardens to 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

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.

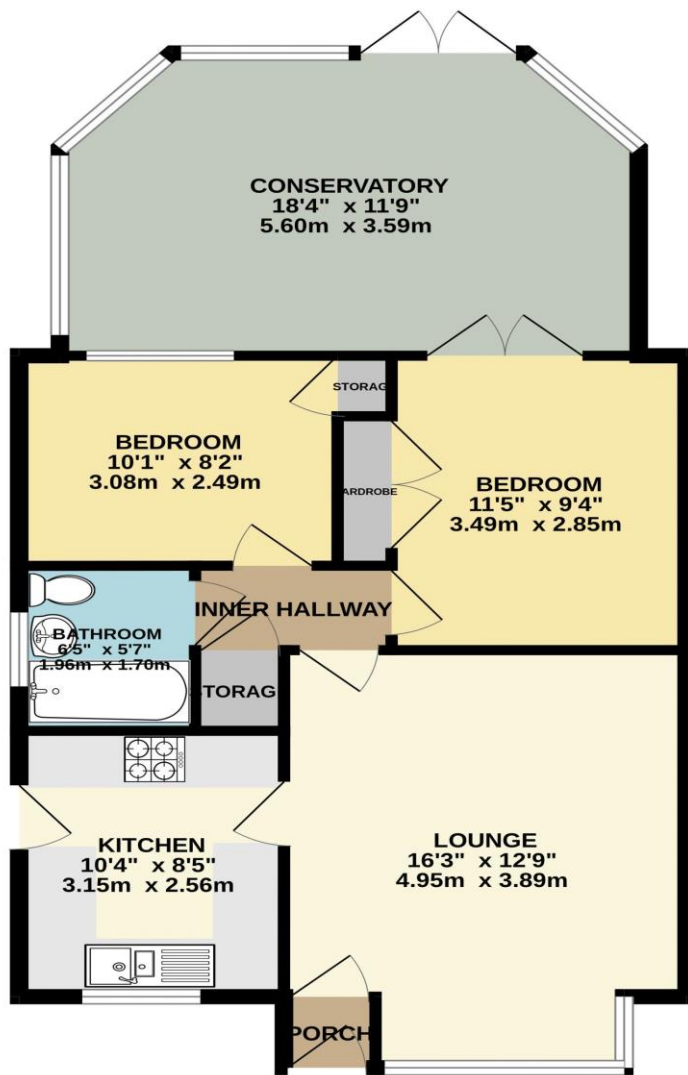
Mortgage and Financial Advice

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.



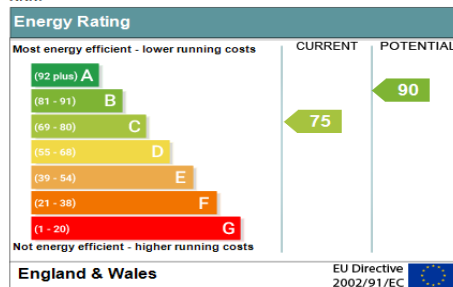
GROUND FLOOR
760 sq.ft. (70.6 sq.m.) approx.



TOTAL FLOOR AREA : 760 sq.ft. (70.6 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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Address: 4 Lancaster Drive, South Killingholme, IMMINGHAM, DN40...
RRN:



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