



108a Woodlands Avenue
Immingham
Immingham
DN40 2LN

Offers in the Region Of
£205,000

Looking for a spacious detached family home? Then look no further as we are delighted to bring to the market this fabulous four bed detached home, which is being sold with NO FORWARD CHAIN. Found in the heart of Immingham, the town is well served by a variety of amenities and within walking distance you will find Immingham Civic, which is home to the likes of Tesco, Home Bargains and B&M to name a few. There is also a post office, doctors and dentist surgery and good schools for children of all ages. Entering the property you will be greeted with the entrance hallway which provides access to all rooms on the ground floor, spacious lounge, open plan kitchen-diner-sitting room, WC/utility and integral garage. To the first floor there are four bedrooms, with the master bedroom, forming part of the extension, providing ample space with built in wardrobes and a gorgeous four piece en-suite. There is also the family bathroom suite. Externally, there are lovely gardens to the front and rear with off road parking and an integral garage. Viewings are highly recommended!

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



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

14' 3" x 11' 0" (4.34m x 3.35m)

The lounge has a uPVC window to the front elevation, coving to the ceiling, a modern radiator and carpeted floor. There is also a gas fire within a feature surround and feature wall paper.

Dining Room

9' 11" x 7' 8" (3.02m x 2.34m)

The dining area has uPVC French doors to the rear elevation, a modern radiator and vinyl flooring.

Sitting Room

9' 11" x 9' 1" (3.02m x 2.77m)

The sitting room has uPVC sliding patio doors, coving to the ceiling, a modern radiator and carpeted floor. There is also feature wall paper.

Kitchen

11' 11" x 10' 6" (3.62m x 3.19m)

The kitchen has a uPVC window to the rear elevation, recessed down lighting, tiled floor, LED lights and heaters in the kick boards. There is a stunning range of fitted units in a high gloss finish with integral fridge-freezer. Integral microwave as well as a one and half sink and drainer with mixer tap. Lastly there is Range oven with five ring gas hob and extractor over with complimentary tiling.

Utility room

11' 9" x 4' 4" (3.57m x 1.33m)

The utility room has a WC, vanity basin and plumbing for a washing machine.

Master bedroom

15' 2" x 11' 10" (4.63m x 3.61m)

The master bedroom has a uPVC window to the front elevation, coving to the ceiling, a radiator and carpeted floor. There is also a wall of fitted wardrobes.

En-suite

11' 10" x 6' 6" (3.61m x 1.99m)

The en-suite has an opaque uPVC window to the rear elevation, full wall boarding, a heated towel rail and extractor fan. There is a stunning FOUR piece suite with a free standing bath, WC, vanity basin and walk in shower cubicle with a twin headed shower.

Bedroom Two

14' 0" x 11' 0" (4.26m x 3.35m)

Bedroom two has a uPVC window to the front elevation, a radiator and carpeted floor. There is also feature wall paper.

Bedroom Three

11' 0" x 10' 6" (3.35m x 3.19m)

Bedroom three has a uPVC window to the rear elevation, access to the loft, a radiator and carpeted floor.

Bedroom Four

9' 3" x 8' 1" (2.81m x 2.47m)

Bedroom four has a uPVC window to the front elevation, a radiator and carpeted floor.

Family Bathroom

7' 1" x 5' 6" (2.17m x 1.67m)

The family bathroom has an opaque uPVC window to the rear elevation, fully tiled walls, a heated towel rail and vinyl flooring. There is a white, three piece suite with a P shaped bath with a glass screen and electric shower over, basin and WC.

Garage

The garage has a roller electric door, light and power and a hot and cold water supply.

Front garden

The front garden has off road parking and access to the garage. There is also a well kept lawn.

Rear Garden

The rear garden has a large timber shed which includes two rooms and is fully insulated with light and power. There is a further lawn and both a decked area and patio area which are ideal for alfresco dining. Throughout the garden there are flower beds and established shrubs.



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 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.

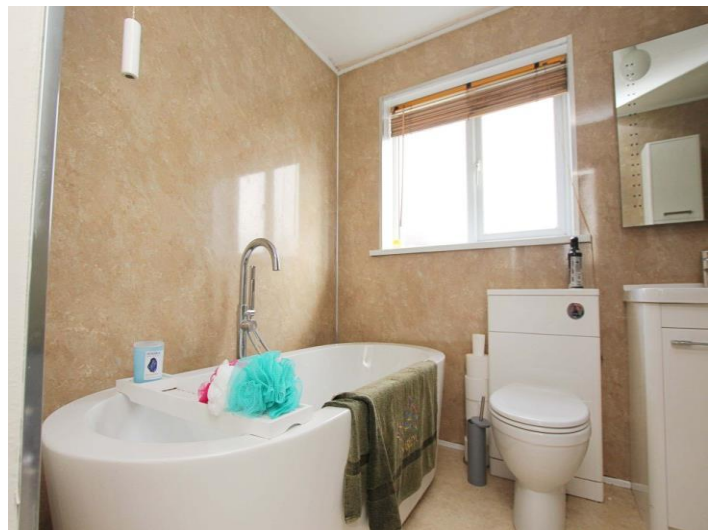
Property Management

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

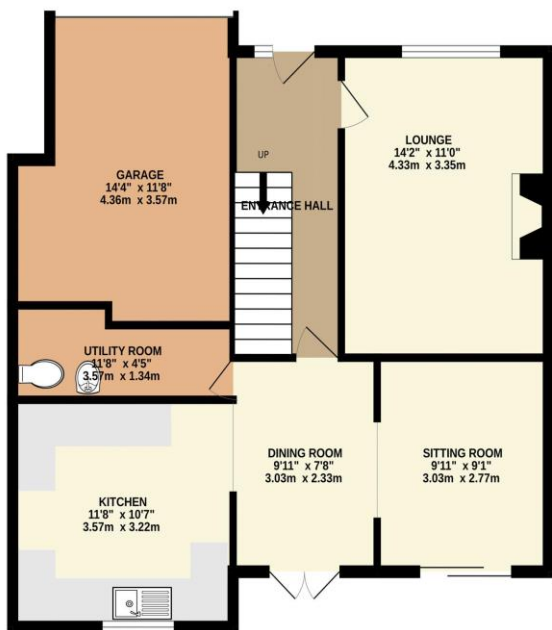
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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

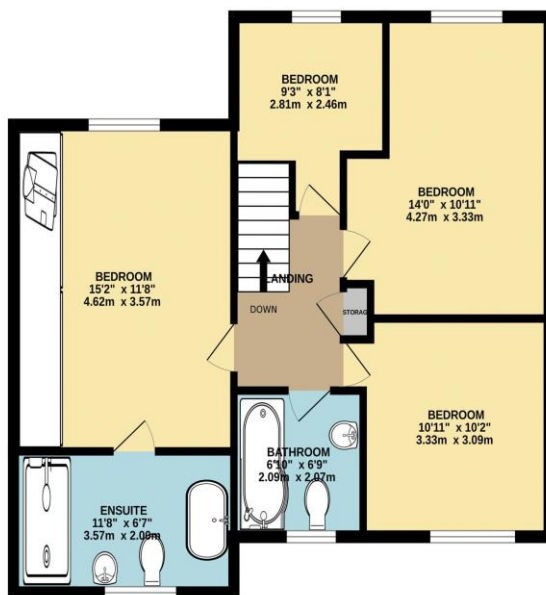




GROUND FLOOR
716 sq.ft. (66.5 sq.m.) approx.

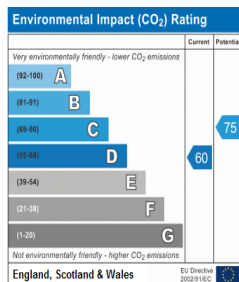
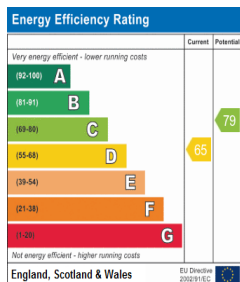


1ST FLOOR
658 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA: 1374 sq.ft. (127.7 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 ©2024



Address:
108a Woodlands Avenue, Immingham, DN40 2LN

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 enquiries, 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