



CROFTS ESTATE AGENTS

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



Maiden Close

Immingham
DN40 2RQ

Offers in the Region Of
£179,950

Crofts Estate Agents are delighted to bring to the market this well presented two bed detached bungalow, located in the popular town of Immingham. Nestled away in a quiet cul-de-sac, which rarely becomes available is this deceptively spacious property, which creates a fantastic purchase opportunity for a range of buyers. The town of Immingham benefits from plenty of local amenities, all within close proximity to this property, including shops, public houses and takeaways. Heading inside the property will reveal the porch, open plan lounge diner, kitchen, conservatory, two bedrooms, and shower room. Externally, there is off road parking with integral garage and well maintained gardens to the front and rear. Requiring a scheme of modernisation, this property is priced to sell and is expected to be popular, therefore early viewings are highly recommended to avoid disappointment.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

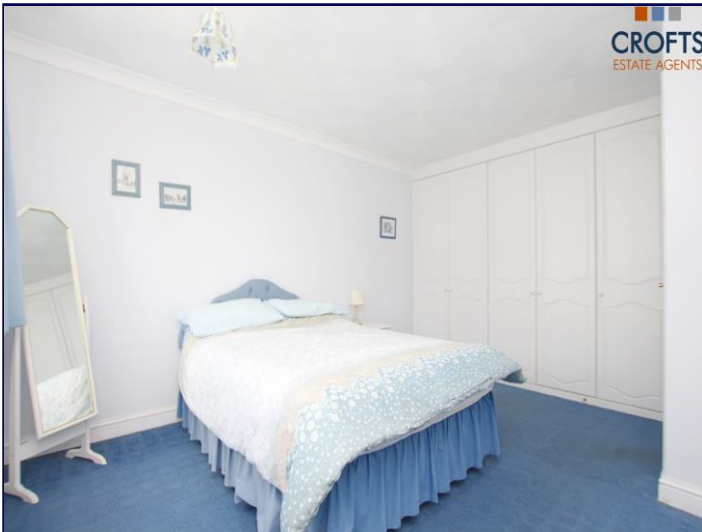
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

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Lounge/Diner

18' 10" x 19' 7" (5.74m x 5.96m)

Open planned, this spacious room provides plenty of space for a dining table and chairs, along with sofa suite and furniture. The room itself benefits from carpeted flooring, radiator, tasteful decor, electric fire, coving and dual aspect uPVC windows.

Kitchen

8' 5" x 12' 0" (2.56m x 3.65m)

Well proportioned, this fully fitted kitchen provides a range of base and wall mounted units, with breakfast bar area, integral oven with hob and extractor above. There is also plumbing for a washing machine, tiled splashback and uPVC window to the side and rear

Conservatory

7' 6" x 8' 0" (2.28m x 2.44m)

Bedroom 1

10' 11" x 15' 2" (3.32m x 4.62m)

Bedroom one briefly comprises of carpeted flooring, radiator, built in wardrobes, coving and uPVC window to the rear elevation.

Bedroom 2

8' 6" x 8' 11" (2.59m x 2.72m)

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

Shower Room

5' 5" x 8' 5" (1.65m x 2.56m)

Benefitting from a shower, WC, basin, tiled walls, vinyl flooring, coving and uPVC window to the side elevation.

Externally

To the front there is a paved driveway providing ample parking, along with an integral garage with up and over door and lawn with stoned section to the side. Heading through the side gate, there is a path that leads to the rear garden, which is mainly laid to lawn with fencing around the perimeter.

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 C: 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 for 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.

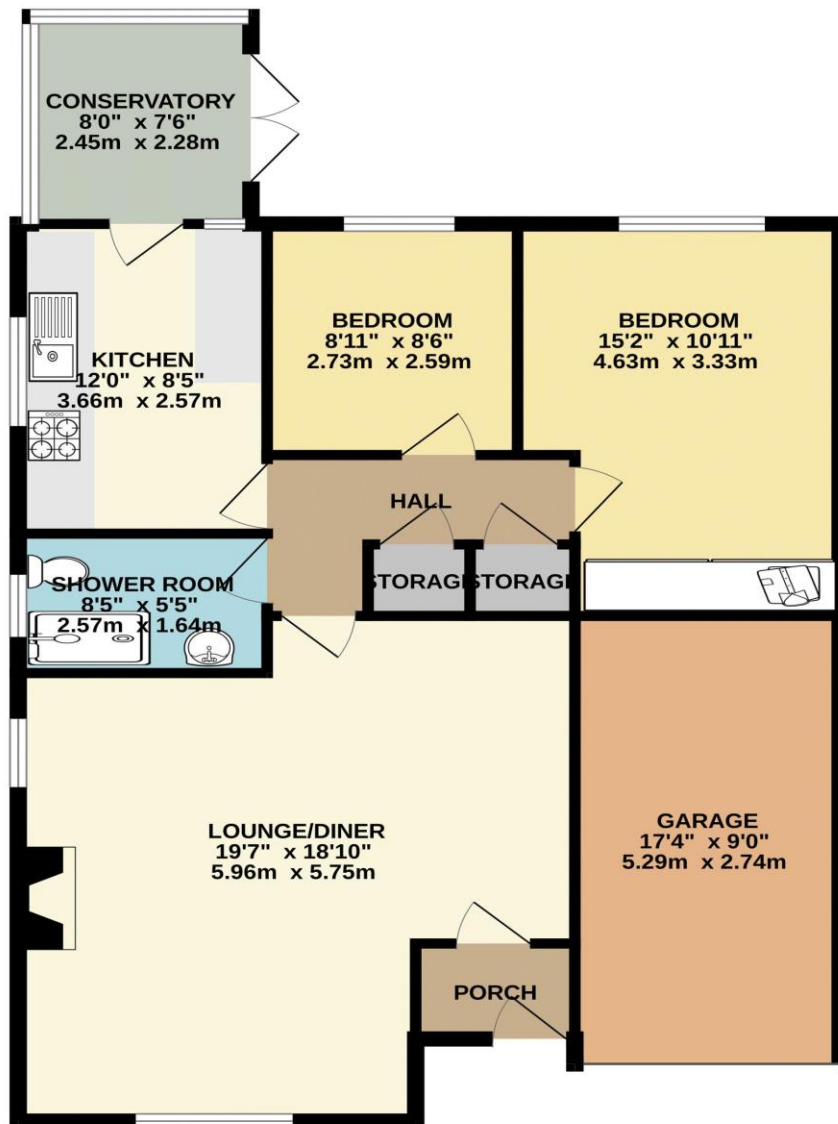
Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau 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
984 sq.ft. (91.4 sq.m.) approx.



TOTAL FLOOR AREA : 984 sq.ft. (91.4 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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