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



1 Shetland Way
Immingham
DN40 1RJ

Offers in the Region Of
£244,950

Crofts Estate Agents have the pleasure of marketing this superbly presented three bed detached dormer bungalow, which is situated in the popular port town of Immingham. Found on the corner of Shetland way and occupying a rather generous size plot, this property benefits from two driveways, a range of local amenities, all within a short drive, schools for children of all ages and excellent road links via the A180. Internal viewing will reveal the large entrance hallway, lounge, beautiful kitchen with island, utility with WC, conservatory and master bedroom with en-suite. Heading to the first floor you will find two double bedrooms, storage cupboards and the family bathroom suite. Externally, there is a wrap around garden with outdoor entertainment area, two driveways providing ample off road parking and garage with extension. Early viewing is essential in order to truly appreciate to stunning home!

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

www.croftsestateagents.co.uk



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Lounge

11' 0" x 18' 0" (3.35m x 5.48m)

Found at the front of this home, the spacious lounge creates a great place to relax of an evening. Benefitting from carpeted flooring, radiator and bay window to the front aspect.

Kitchen

14' 8" x 17' 4" (4.47m x 5.28m)

This stunning kitchen, which is the heart of the home boasts a range of white gloss handleless units, LED lighting, column radiator, laminate flooring, bi-fold doors and uPVC door to the rear. The centre island provides the wow factor, adding style and class. The island includes matching handleless drawers, 5 ring gas hob with extractor above and breakfast bar area. There is also a range of integral appliances, which include two Neff slide and hide ovens, fridge, freezer and pull out bins.

Conservatory

9' 5" x 15' 5" (2.87m x 4.70m)

A nice addition to this already spacious property. Found on the side of the property off the kitchen, this conservatory benefits from a self cleaning glass roof, laminate flooring and patio doors which open out the the garden.

Bedroom 1

11' 9" x 18' 0" (3.58m x 5.48m)

The master bedroom, located on the ground floor, comprises of carpeted flooring, radiator, modern decor, en-suite and bay window to the rear elevation.

En-suite

6' 3" x 6' 7" (1.90m x 2.01m)

Benefitting from a corner shower, WC, basin, tiled walls, radiator and uPVC window.

Bedroom 2

11' 6" x 11' 6" (3.50m x 3.50m)

Bedroom two briefly comprises of carpeted flooring, radiator, modern decor and uPVC window to the front elevation.

Bedroom-3

11' 0" x 15' 0" (3.35m x 4.57m)

Bedroom three, which is also a double size, briefly comprises of laminate flooring, radiator, modern decor and uPVC window to the side elevation.

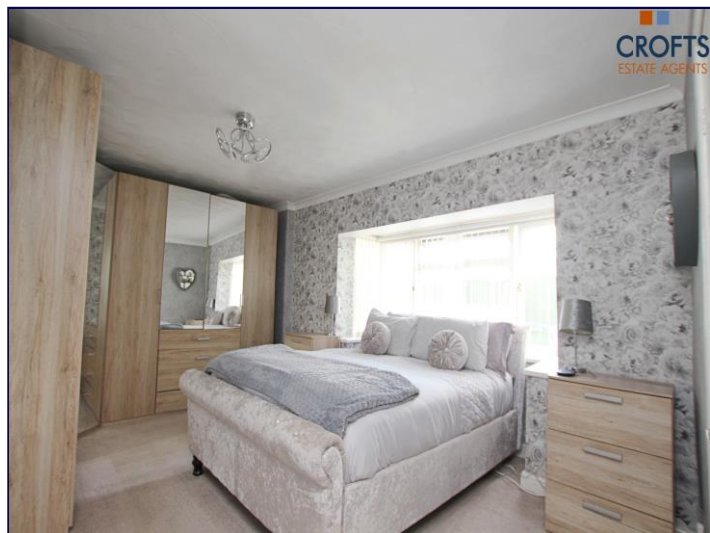
Bathroom

8' 9" x 10' 7" (2.66m x 3.22m)

This modern and rather large family bathroom comprises of a bath with shower above, WC and basin. There is also laminate flooring, partially tiled walls, LED lighting, towel rail radiator and uPVC window to the rear elevation.

Externally

With no expense spared, the current owners have completely transformed this private garden into a low maintenance space to relax outdoors or entertain. The entertainment element is superb with summerhouse with bar and seating area and hot tub area found underneath the gazebo. In addition the two tone tiled patio creates an excellent sun worshipping space or space to enjoy al-fresco dining. The two driveways, which can be accessed from Margaret Street and Shetland way create ample off road parking. There is also a large garage with extension to the rear, where the current owner occupies this as his gym.



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





OPEN 7 DAYS A WEEK

Monday to Thursday 9am to 5.30pm (Tuesday opening 9.30am)
Friday 9am to 6.00pm
Saturday 9am to 3.00pm
Sunday 11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
963 sq.ft. (89.5 sq.m.) approx.



1ST FLOOR
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA: 1557 sq.ft. (144.6 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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