



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



## Leyden Close

Immingham  
DN40 2BL

Offers in the Region Of  
£159,950

Crofts Estate Agents are delighted to bring to the market this deceptively spacious three bed semi detached house, situated in the popular town of Immingham. Positioned nearby to a range of local amenities, this property benefits from excellent road links, ample off road parking and schools for children of all ages. Occupying a large plot this family home comprises of entrance hallway, lounge, kitchen and dining room. Heading to the first floor you will find three bedrooms, two being doubles and the bathroom. Externally, there is ample off road parking with carport and garage and low maintenance gardens to the front and rear.

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 :

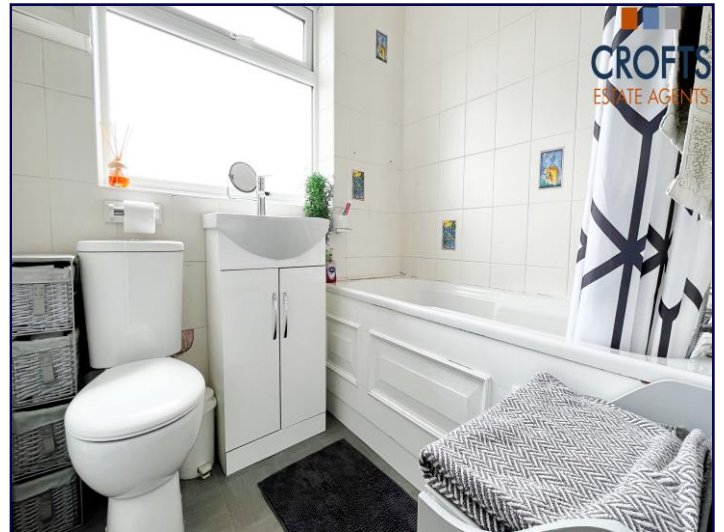
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**Lounge**

12' 2" x 13' 1" (3.71m x 3.98m)

Well proportioned, this modern lounge benefits from easy to maintain laminate flooring, radiator, log burner and uPVC bay window.

**Dining Room**

7' 5" x 16' 0" (2.26m x 4.87m)

Benefitting from easy to maintain laminate flooring, radiator, tasteful decor, LED lighting and sliding uPVC rear door.

**Kitchen**

8' 7" x 16' 0" (2.61m x 4.87m)

Generously sized, this kitchen boasts a range of base and wall mounted units, range cooker with gas hob and extractor, 1 and a half sink with drainer and integral dishwasher. There is also tiled flooring, LED lighting and uPVC side door.

**Bedroom 1**

9' 4" x 11' 6" (2.84m x 3.50m)

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

**Bedroom 2**

9' 4" x 9' 4" (2.84m x 2.84m)

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

**Bedroom 3**

6' 8" x 7' 9" (2.03m x 2.36m)

Bedroom three briefly comprises of carpeted flooring, radiator and uPVC window to the front elevation,

**Bathroom**

5' 11" x 6' 8" (1.80m x 2.03m)

The family bathroom benefits from a bath with shower above, WC, basin, tiled walls, vinyl floor, radiator and uPVC window to the elevation.

**Externally**

Externally, there is ample off road parking with carport and garage and low maintenance 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](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 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.

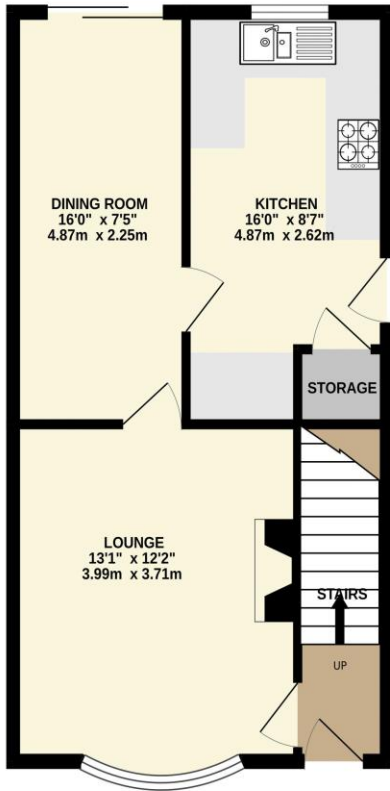
**Mortgage and Financial Advice**

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

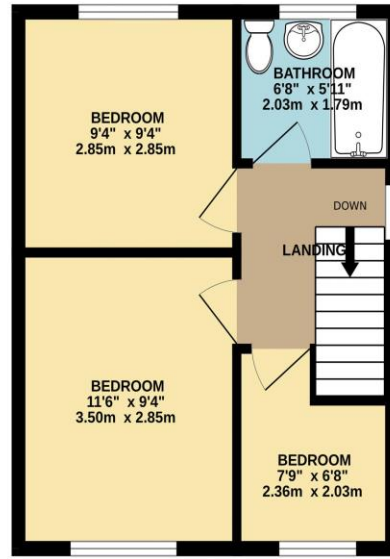
*STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.*



GROUND FLOOR  
462 sq.ft. (42.9 sq.m.) approx.

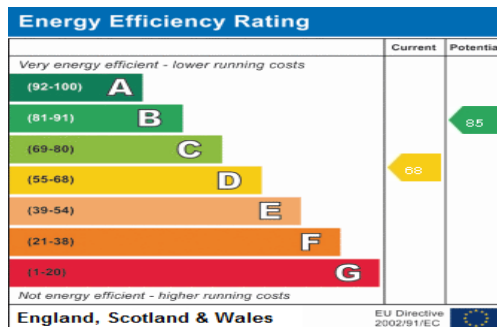


1ST FLOOR  
333 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA: 795 sq.ft. (73.8 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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