# **CROFTS ESTATE AGENTS** PASSIONATE ABOUT PROPERTY

IMMINGHAM

01469 564294





151 Station Road Stallingborough Grimsby DN41 8AL Recently refurbished, this three bed detached bungalow, situated in the heart of Stallingborough is stylishly presented and comes with viewings highly recommended. Offering spacious living throughout, the property boasts an in and out driveway, excellent road links and a range of local amenities. Internal viewing will reveal the entrance hallway, lounge, open plan kitchen-diner-living area, three bedrooms and a four piece bathroom suite. Externally there is off road parking to the front and side and a great size rear garden with open views

### Monthly Rental Of £950

Address Email Website : 21 Kennedy Way, Immingham, DN40 2AB : immingham@croftsestateagents.co.uk : www.croftsestateagents.co.uk OFFICE HOURS Mon to Fri Saturday Sunday

9am to 5.30pm (Tuesday opening 9.30am) 9am to 3pm Closed

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# CROFTS ESTATE AGENTS PASSIONATE ABOUT PROPERTY

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

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Lounge 13' 11" x 15' 10" (4.24m x 4.82m)

**Kitchen** 11' 6" x 20' 11" (3.50m x 6.37m)

**Dining Room** 8' 7'' x 9' 5'' (2.61m x 2.87m)

Utility room 8' 5'' x 11' 5'' (2.56m x 3.48m)

Bedroom 1 10' 11" x 12' 8" (3.32m x 3.86m)

Bedroom 2 10' 0" x 11' 3" (3.05m x 3.43m)

**Bedroom-3** 7' 11" x 9' 11" (2.41m x 3.02m)



Bathroom 6' 0" x 9' 11" (1.83m x 3.02m)

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#### 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

#### **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 MORTAGE OR OTHER LOAN SECURED ON IT.





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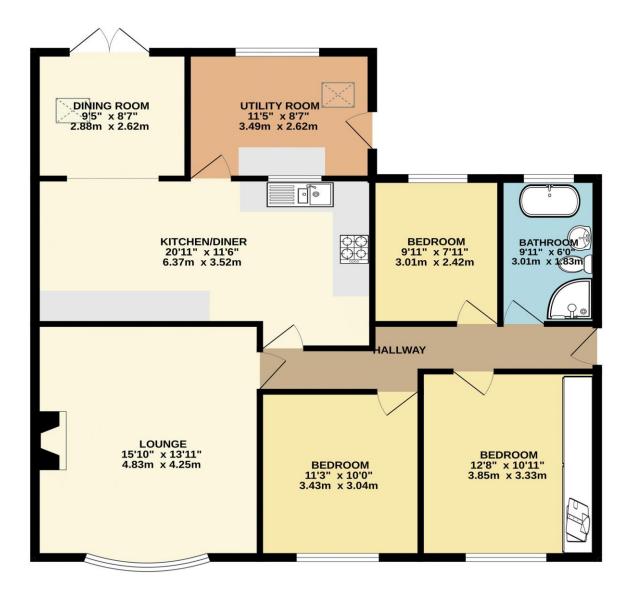
## www.croftsestateagents.co.uk







#### GROUND FLOOR 1073 sq.ft. (99.7 sq.m.) approx.



TOTAL FLOOR AREA: 1073 sq.ft. (99.7 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 quarante as to their operability or efficiency can be given. Made with Metropix 22024

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 enquires, 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 dentification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested do any especifically stated otherwise, l'unishings and contents are not included within this sate.