



CROFTS ESTATE AGENTS

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



Great Coates Road

Healing
DN41 7QS

Offers in the Region Of
£290,000

Crofts estate agents are delighted to offer for sale with NO FORWARD CHAIN this spacious and versatile modern property located within the ever popular village of Healing. Ideal for a family, this property could be utilised as a three of four bedroom depending on the needs of the buyer. Excellent schools are nearby and the town centre of Grimsby with a wide variety of amenities is also within a ten minute drive. Internal viewing will reveal the entrance hall, lounge, kitchen-diner, bathroom, WC, sitting room, three bedrooms and three en-suites. Externally there are gardens to the front and rear with ample off road parking and the property also benefits from uPVC double glazing and gas central heating.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

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Entrance Hall

Entering the property reveals a radiator and a tiled floor.

Kitchen/Diner

0' 0" x 15' 8" (0m x 4.78m)

The kitchen-diner has dual aspect windows to the rear and side elevation, French doors, a radiator and a tiled floor. There is also a modern range of fitted units with plenty of counter space, a one and a half sink and drainer and integral appliances include a dish washer, fridge and an electric oven and gas hob with an extractor over.

Lounge

14' 6" x 0' 10" (4.42m x 0.25m)

The lounge has dual aspect windows to the side and rear elevation, French doors to the rear, a radiator and a tiled floor.

Sitting Room or Bedroom 4

9' 9" x 14' 2" (2.97m x 4.33m)

The sitting room has a window to the front elevation, a radiator and a tiled floor.

Master bedroom

13' 7" x 12' 2" (4.14m x 3.70m)

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

En-suite to master bedroom

3' 11" x 10' 0" (1.20m x 3.04m)

Bedroom two has a window to the side elevation, a radiator, heated towel rail and a tiled floor. There is also a WC, basin and a mains operated shower.

WC

The WC has a radiator, vinyl flooring, a basin and a WC.

Bathroom

7' 10" x 10' 0" (2.39m x 3.04m)

The bathroom has an opaque window to the side elevation, a radiator and vinyl flooring. There is also a basin and a bath with a mains shower and glass screen.

First Floor Landing

Carpeted stairs lead to the first floor with a skylight window and a built in cupboard.

Bedroom two

11' 7" x 14' 8" (3.52m x 4.47m)

Bedroom one has two skylight windows to the front, a radiator and a carpeted floor.

En-suite to bed 2

With a heated towel rail, vinyl flooring, a WC, vanity basin and a mains operated shower.

Bedroom Three

9' 6" x 8' 3" (2.89m x 2.52m)

Bedroom three has a skylight window to the front elevation, a radiator and a carpeted floor.

En-suite to bed 3

With a heated towel rail, vinyl flooring, a WC, basin and a mains operated shower.

Outside

To the front there is a low maintenance area providing ample off road parking. The rear garden has a patio area ideal for alfresco dining and an area with astro turf.

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 D: 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.

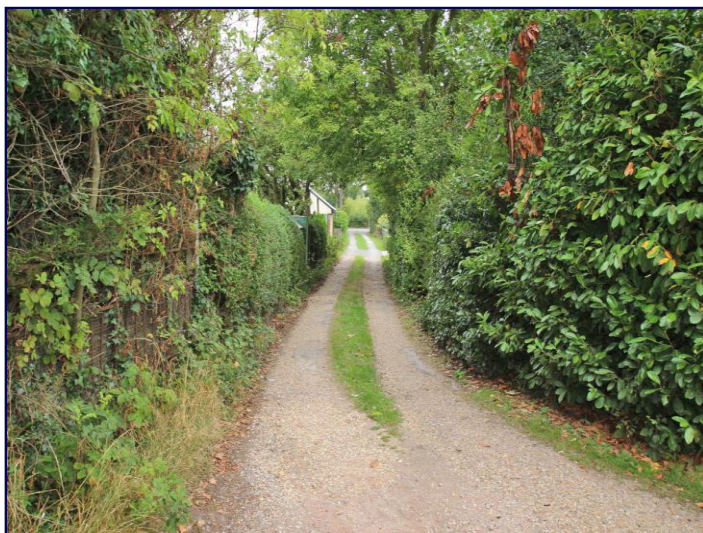
Property Management

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
91.1 sq.m. (981 sq.ft.) approx.

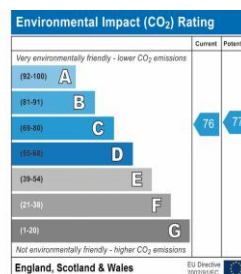
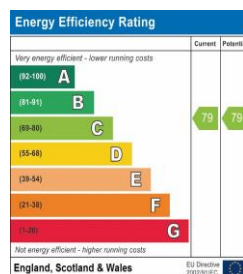
1ST FLOOR
36.2 sq.m. (389 sq.ft.) approx.



TOTAL FLOOR AREA: 127.3 sq.m. (1370 sq.ft.) 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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