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



58 Midfield Road
Humberston
DN36 4TH

Offers in the Region Of £310,000

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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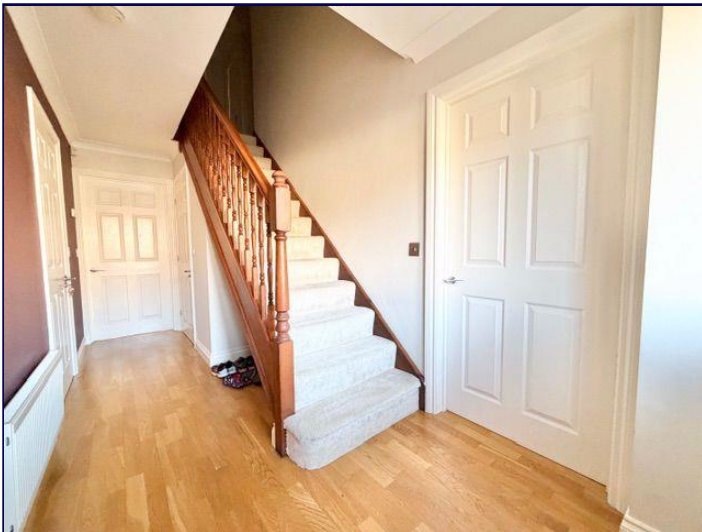
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Property Description

Executive Home for Growing Families Welcome to this stunning modern detached four-bedroom executive house, perfectly suited for families seeking ample space and comfort. Offering vacant possession and no forward chain, this well-presented property is ready to move into and make your own. Upon entering, you'll be greeted by a spacious entrance hall that sets the tone for the rest of the home. The ground floor boasts a generous lounge with double doors leading to a dining room, perfect for entertaining, alongside a good-sized kitchen equipped with space for a dining table and chairs, ensuring mealtimes are enjoyable for the whole family. A utility room and cloakroom complete the ground floor, providing practicality and convenience. Ascend to the first floor, where four comfortable bedrooms await, including a master bedroom with en-suite shower room, and a family bathroom. The property's exterior is equally impressive, with a smart frontage and block-paved driveway offering parking for two cars, plus an integral single garage. The good-sized rear garden, requiring a little TLC, provides ample opportunity for outdoor enjoyment and relaxation. Situated in a desirable cul-de-sac location with no through road, this property offers a peaceful and private setting, close to excellent schools, amenities, and bus routes.

Entrance Hallway

uPVC double glazed entry door to the front elevation with two adjoining glazed windows. Central heating radiator. Laminate flooring. Staircase to the first floor.

Cloakroom

Equipped with a corner wash hand basin and w.c. Fitted extractor. Central heating radiator.

Lounge

18' 0" into bay x 10' 11" (5.480m x 3.327m)
uPVC double glazed bay window to the front elevation. Central heating radiator. Covings and down lighting to the ceiling. Living flame gas fire. French doors to the dining room.

Dining Room

10' 1" x 10' 0" (3.061m x 3.050m)
Neutrally decorated and having coving and down lighting to the ceiling. uPVC double glazed French door to the rear elevation with adjoining glazed panels. Central heating radiator.

Breakfast Kitchen

12' 2" x 16' 1" (3.716m x 4.910m) maximums
The kitchen has a uPVC double glazed window to the rear and side elevations and is fitted with a range of wall and base units with contrasting work surfacing with inset one and a half sink and

drainer. Splashback tiling. Integrated double oven and four ring gas hob. Integrated dishwasher. Central heating radiator. Coving and down lighting to the ceiling.

Utility Room

5' 1" x 5' 2" (1.547m x 1.579m)

uPVC double glazed entry door to the rear elevation. Fitted with roll edged work surfacing with space and plumbing for a washer and dryer. Fitted extractor.

First Floor Landing

Storage cupboard. Access to the bedrooms and bathroom.

Family Bathroom

5' 6" x 7' 9" (1.689m x 2.355m)

uPVC double glazed window to the rear elevation. Equipped with a close coupled w.c, pedestal wash hand basin and panelled bath with shower fitment. Splashback tiling. Fitted extractor. Down lighting to the ceiling. Central heating towel radiator

Bedroom One

15' 8" into wardrobe x 11' 2" (4.783m x 3.412m)

uPVC double glazed window to the front elevation. Down lighting to the ceiling. Central heating radiator. Fitted wardrobes. Door to ensuite.

Ensuite

6' 9" into shower x 5' 11" (2.063m x 1.808m)

uPVC double glazed window to the front elevation. Close coupled w.c, vanity wash hand basin and shower cubicle. Splashback tiling. Central heating towel radiator.

Bedroom Two

14' 2" into wardrobe x 9' 1" min (4.330m x 2.756m)

uPVC double glazed window to the front elevation. Central heating radiator. Down lighting to the ceiling. Fitted wardrobe.

Bedroom Three

10' 11" x 9' 3" (3.336m x 2.815m)

uPVC double glazed window to the rear elevation. Central heating radiator.

Bedroom Four

10' 11" x 9' 2" (3.329m x 2.790m) max

uPVC double glazed window to the rear elevation. Central heating radiator.

Outside

To the front there is a wide driveway allowing for ample off road parking and complemented with shrubs and lawn. The rear garden has lawn and patio areas with fenced perimeter.

Garage

16' 11" x 8' 7" (5.147m x 2.611m)

The garage has an up and over door to the front elevation and a personal door to the side elevation.



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.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

Please contact the relevant marketing office and 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.





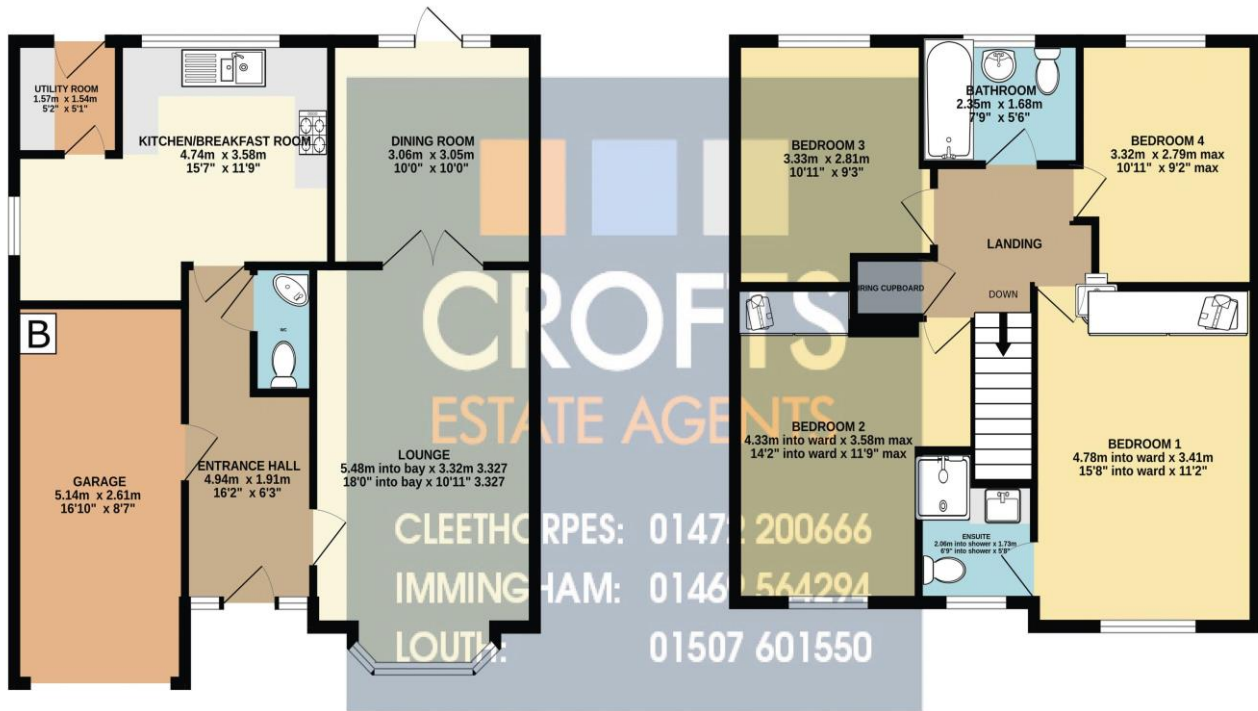
OPEN 7 DAYS A WEEK

Monday to Friday
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR

1ST FLOOR



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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