



**3 Balfour Place, Immingham, North East Lincolnshire, DN40 2EP**  
**£189,950**

## Key Features:

- Three Bedroom Detached Bungalow
- Quiet Cul De Sac Position
- Rear Aspect Lounge
- Kitchen Diner
- Useful Loft Space with Potential
- West Facing Rear Garden
- Ample Driveway Parking & Detached Garage

Located in a popular residential area off Church Lane, this detached three bedroom bungalow occupies a spacious plot, set within a quiet cul de sac. Conveniently placed for local amenities, schools, and easy access to nearby motorway links. The accommodation includes an entrance hall, kitchen diner, and a rear aspect lounge with patio doors opening onto the garden. There are three bedrooms offering flexible accommodation, along with a family bathroom. In addition, the boarded loft provides useful storage and potential for further use. Outside, the bungalow enjoys generous outdoor space, benefiting a west facing rear garden, ample driveway parking and a detached garage.



### **ENTRANCE HALL**

21'1" x 4'0" (6.44 x 1.22)

Accessed via the front uPVC entrance door. With loft access via a drop-down ladder.

### **KITCHEN DINER**

16'5" x 7'11" (5.01 x 2.42)

Fitted with a range of wall and base units and work tops incorporating a stainless-steel sink. Space for all appliances. Rear entrance door to the garden.

### **LOUNGE**

14'8" x 12'5" (4.49 x 3.80)

A rear facing reception room with patio doors opening onto the garden. Fireplace incorporating a gas fire.

### **BEDROOM 1**

11'5" x 8'4" (3.50 x 2.55)

A double bedroom to front aspect, with fitted wardrobes/storage.

### **BEDROOM 2**

12'4" x 7'8" (3.77 x 2.35)

A second double bedroom, with a side aspect window.

### **BEDROOM 3**

8'5" x 8'1" (2.57 x 2.47)

With a side aspect window.

### **BATHROOM**

7'8" x 5'5" (2.34 x 1.66)

Fitted with a vanity unit, WC and panelled bath with shower over.

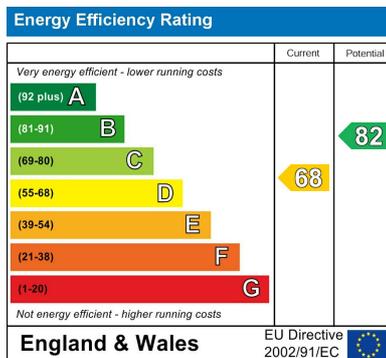
### **TENURE**

Freehold

### **COUNCIL TAX BAND**

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### Viewing

By appointment only.

### Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

### DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

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