



1 Millhouse Rise, Immingham, North East Lincolnshire, DN40 2HJ
£220,000

Key Features:

- Three Bedroom Detached Home
- Well Presented Family Accommodation
- Open Plan Kitchen Diner
- Bay Fronted Lounge
- Downstairs Cloak/WC
- En Suite Shower Room & Family Bathroom
- Driveway Parking & Integral Garage
- Versatile Large Garden Room

A three bedroom detached home situated in this popular residential area off Church Lane, close to local amenities, schools, and convenient access to nearby motorway links.

The accommodation comprises a bay fronted lounge, open plan kitchen diner, and a downstairs cloak/WC. To the first floor are three double bedrooms including the main bedroom with en suite, along with a family bathroom.

Externally, the property benefits from a double width driveway to the front with access to the integral garage. The rear garden features a substantial log cabin style garden room currently fitted with a bar area, offering versatile use as a home office, gym or entertaining space.



ENTRANCE HALL

With staircase leading to the first floor.

LOUNGE

15'10" x 11'6" (4.85 x 3.53)

With a bay window to front aspect, and fireplace incorporating a gas fire. Bi-folding glazed doors opening to:-

KITCHEN DINER

19'0" x 9'3" (5.80 x 2.82)

Fitted with base and wall mounted units, work tops incorporating a resin sink, built-in oven, ceramic hob, integrated fridge and dishwasher. Useful pantry/storage cupboard, and access to the garage. Dining area with French doors opening onto the rear garden.

CLOAKROOM/WC

5'4" x 3'1" (1.64 x 0.94)

Fitted with a hand basin and WC.

FIRST FLOOR LANDING

With access to the loft.

BEDROOM 1

11'8" x 9'3" (3.58 x 2.83)

To front aspect, with built-in mirror fronted wardrobes.

EN - SUITE

8'3" x 5'1" (2.52 x 1.56)

Fitted with a walk-in shower, wash basin, and WC.

BEDROOM 2

14'3" x 8'0" (4.35 x 2.45)

With windows to front and rear aspect.

BEDROOM 3

9'3" x 5'10" (2.82 x 1.80)

To rear aspect.

BATHROOM

6'4" x 5'5" (1.95 x 1.66)

Fitted with a pedestal basin, WC and panelled bath with shower over.

INTEGRAL GARAGE

17'0" x 7'4" (5.19 x 2.26)

A single garage, with up and over front door, and internal door into the kitchen. Housing the 'Baxi' GCH combi boiler.

TENURE

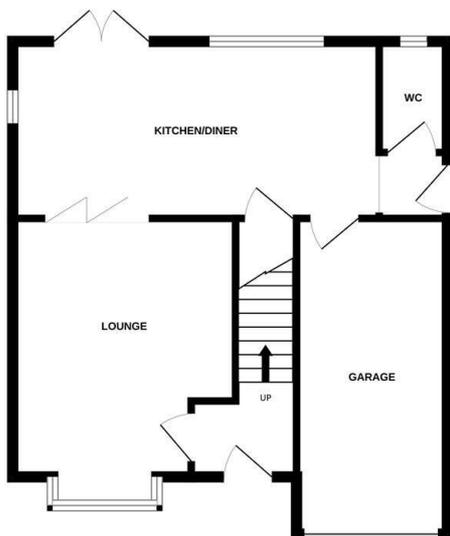
FREEHOLD

COUNCIL TAX BAND

C



GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.

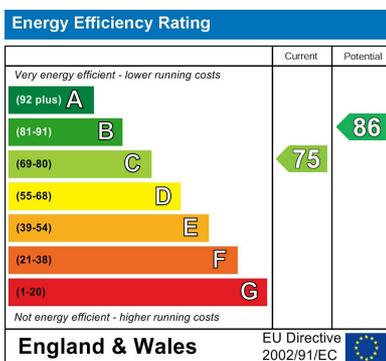


1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 997 sq.ft. (92.6 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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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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