



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

IMMINGHAM

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



**57 Stallingborough Road
Immingham
DN40 1NW**

**Offers in the Region Of
£171,500**

Crofts Estate Agents are delighted to offer for sale this four bed extended semi-detached property located within the popular port town of Immingham. An ideal purchase for a family, this property offers spacious accommodation at an affordable price and comes with viewing highly advised. Nearby there are a wide variety of local amenities, schools for children of all ages, bus links and excellent road links. Internal viewing will reveal a spacious entrance hall, lounge with bay window and the door of the entrance hall which leads into the open plan kitchen diner which benefits from a superb range of fitted units with solid beech counter tops and French doors which lead out to the rear garden. To the first floor there are three bedrooms, modern bathroom and a door leads up to the second floor which reveals a fourth bedroom. Externally the property benefits from front and rear gardens a driveway providing ample off-road parking, garage and also a summer house which offers plenty of ways to be utilised. The property also benefits from uPVC double glazing and gas central heating.

Address : 21 Kennedy Way, Immingham, DN40 2AB
Email : immingham@croftsestateagents.co.uk
Website : 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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Entrance Hall

Entering into the property reveals two radiators and Parquet flooring. There is also an under stairs cupboard.

Lounge

11' 5" x 10' 11" (3.48m x 3.32m)

The lounge has a bay window to the front elevation, coving to the ceiling, two radiators and solid oak flooring.

Wet Room

9' 6" x 6' 3" (2.90m x 1.90m)

The wet room has an opaque window to the side elevation, partially tiled walls, a radiator, heated towel rail and superb suite with a WC, basin and shower.

Dining area

15' 4" x 10' 5" (4.67m x 3.17m)

The dining room has uPVC French doors to the rear elevation, coving to the ceiling, a radiator and Oak flooring. There is also a fitted cupboard and the kitchen is found open plan off this room.

Kitchen

13' 2" x 7' 7" (4.02m x 2.32m)

The kitchen has dual aspect windows to the side and rear elevation and a superb range of fitted units to base and eye level with solid Beech counter tops, a belfast sink and an amazing larder cupboard. There is also a dish washer, plumbing for a washing machine, electric oven and hob with extractor over.

First Floor Landing

The first floor landing has a window to the side elevation, coving to the ceiling, a radiator and carpeted floor.

Bedroom One

11' 5" x 11' 0" (3.47m x 3.35m)

Bedroom one has a bay window to the front elevation, coving to the ceiling, a radiator and carpeted floor. There is also fitted wardrobes.

Bedroom Two

7' 2" x 8' 6" (2.18m x 2.59m)

Bedroom two has a window to the rear elevation, coving to the ceiling, a radiator and carpeted floor.

Bedroom Three

9' 9" x 8' 6" (2.97m x 2.60m)

Bedroom three has a window to the rear elevation, coving to the ceiling, a radiator and carpeted floor. There is also a large cupboard.

Stair

A door opens to reveal stairs to the fourth bedroom.

Bedroom Four

14' 1" x 10' 8" (4.30m x 3.25m)

Bedroom four has a skylight window, a radiator and carpeted floor.

Outside

To the front there is ample off road parking, a lawn and established shrubs. The rear garden has a further lawn, decked area ideal for alfresco dining, shrubs, trees and a lovely summer house with electrics which can be used in many ways.

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 B: 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 MORTGAGE OR OTHER LOAN SECURED ON IT.







GROUND FLOOR
47.6 sq. m. (513 sq. ft.) approx.

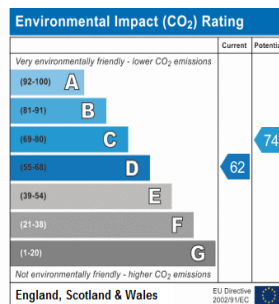
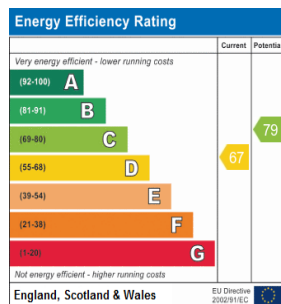
1ST FLOOR
43.1 sq. m. (464 sq. ft.) approx.

2ND FLOOR
14.0 sq. m. (151 sq. ft.) approx.



TOTAL FLOOR AREA: 104.8 sq. m. (1128 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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