



# 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



Victoria Road  
Keelby  
Keelby  
DN41 8EH

£157,500

Crofts Estate Agents are delighted to bring to the market this deceptively spacious two bed semi detached house with no forward chain, which occupies a great corner plot location in the ever popular village of Keelby. Well presented throughout, this property presents itself as an ideal first time purchase, with the home benefitting from gas central heating and uPVC double glazing. The village is also well served by local facilities including, shops, takeaways, primary school, and public houses, and falls within the catchment of Caistor Grammar School. Internal viewing will reveal the lounge, kitchen and conservatory. Heading to the first floor you will find two bedrooms and the family bathroom. Externally, the property benefits from ample off road parking and generous size gardens to the front and rear.

Address : 21 Kennedy Way, Immingham, DN40 2AB  
Email : [immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)  
Website : [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)

OFFICE HOURS  
Mon to Fri 9am to 5.30pm (Tuesday opening 9.30am)  
Saturday 9am to 3pm  
Sunday Closed



### Lounge

10' 11" x 15' 3" (3.32m x 4.64m)

Located at the front of the property is this beautifully presented lounge, benefitting from a feature log burner, carpeted flooring, radiator, understairs storage and two uPVC window to the front elevation.

### Kitchen

8' 4" x 15' 3" (2.54m x 4.64m)

Benefitting from a selection of base and wall mounted units, with space for a freestanding oven, extractor above, sink with drainer and space for an undercounter fridge. There is also vinyl flooring, tiled splash back and uPVC which leads into the conservatory. The kitchen can, if required accommodate a freezer or washing machine/dishwasher in the same place as the plumbing is located behind behind.

### Conservatory

8' 10" x 13' 6" (2.69m x 4.11m)

Neutrally decorated, the conservatory benefits from vinyl flooring, power and lighting, uPVC windows, which allow plenty of natural daylight to enter and a uPVC door to the side.

### Bedroom 1

8' 7" x 10' 11" (2.61m x 3.32m)

Bedroom one briefly comprises of carpeted flooring, radiator, neutral decor and uPVC window to the rear elevation

### Bedroom 2

8' 4" x 11' 10" (2.54m x 3.60m)

Bedroom two briefly comprises of feature coal fire place, carpeted flooring, radiator and uPVC window to the front elevation.

### Bathroom

6' 8" x 8' 1" (2.03m x 2.46m)

Benefitting from a bath with shower above, WC, basin, vinyl flooring, airing cupboard, radiator and uPVC window to the front elevation.

### Externally

Externally, there property benefits from ample off road parking and generous size gardens to the front and rear. There is also an outbuilding with electric and plumbing for a washing machine and dryer.

**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 A: To confirm council tax banding for this property please view the website- [www.voa.gov.uk/cti](http://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](http://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.

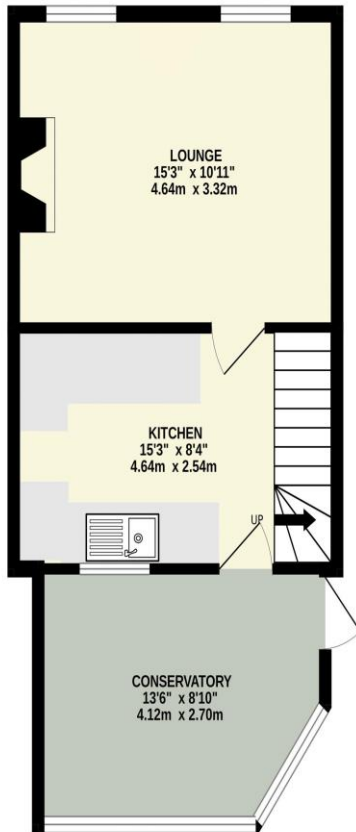
**Mortgage and Financial Advice**

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.

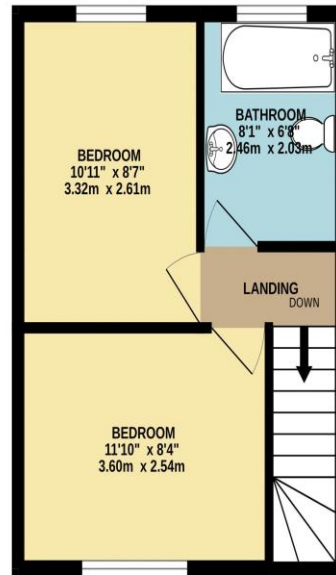
**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



GROUND FLOOR  
399 sq.ft. (37.1 sq.m.) approx.

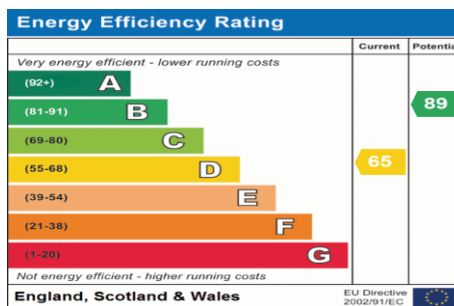


1ST FLOOR  
293 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA: 692 sq.ft. (64.3 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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