PASSIONATE ABOUT PROPERTY

IMMINGHAM

01469 564294



65 Stallingborough Road Immingham DN40 1NW Crofts Estate Agents are delighted to bring to the market and being sold with NO FORWARD CHAIN, this lovely three bed detached bungalow, situated in a desirable location on the outskirts of Immingham. Occupying a large plot, set back from Stallingborough Road, this property boasts a long driveway, plenty of amenities, with Immingham Town Centre within walking distance and good public transport links. Internally, the home comprises of entrance hallway, lounge, dining room, kitchen, three good size bedrooms and large shower room. Externally, there is ample off road parking, detached double garage with electric roller doors and excellent size gardens to the front and rear.

£290,000

Address Email Website : 21 Kennedy Way, Immingham, DN40 2AB : immingham@croftsestateagents.co.uk : 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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CROFTS ESTATE AGENTS PASSIONATE ABOUT PROPERTY

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

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Lounge

14' 4" x 14' 5" (4.37m x 4.39m)

Benefitting from carpeted flooring, radiator, high ceiling and walk in bay window to the front.

Dining Room

13' 0" x 15' 11" (3.96m x 4.85m)

Adjacent to the kitchen, the second reception room creates an ideal dining room. Benefitting from tiled flooring, neutral decor, radiator and uPVC window to the side.

Kitchen

10' 0" x 11' 10" (3.05m x 3.60m)

Benefitting from a range of base and wall mounted units with roll top counter, integral double oven with gas hob and and extractor above and one and a half sink with draining board. There is also tiled flooring, tiled splash back, dual aspect uPVC windows and uPVC side door.

Bedroom 1

12' 8" x 14' 11" (3.86m x 4.54m) Bedroom one briefly comprises of carpeted flooring, radiator, high ceiling, built in wardrobe and walk in bay window.



Bedroom 2

12' 6" x 12' 8" (3.81m x 3.86m) Bedroom two briefly comprises of carpeted flooring, radiator, built in wardrobes and uPVC window to the side elevation.

Bedroom 3

10' 0" x 13' 0" ($3.05m \times 3.96m$) Bedroom three briefly comprises of carpeted flooring, radiator, built in wardrobes and uPVC window to the rear elevation.

Shower-Room

7' 1" x 10' 0" (2.16m x 3.05m)

Benefitting from a corner shower, WC, vanity basin, radiator with additional towel rail, majority tiled walls with aqua boarding to the shower, tiled flooring and uPVC window.

Externally

Set back from Stallingborough Road, this beautifully property occupies a great plot with delightful gardens to the front and rear. The long paved driveway creates ample off road parking. There is also a detached double garage with electric roller doors, power and lighting.

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@croftsimmingham



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 C: To confirm council tax banding for this property please view the website- <u>www.voa.gov.uk/cti</u>

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 MORTAGE OR OTHER LOAN SECURED ON IT.





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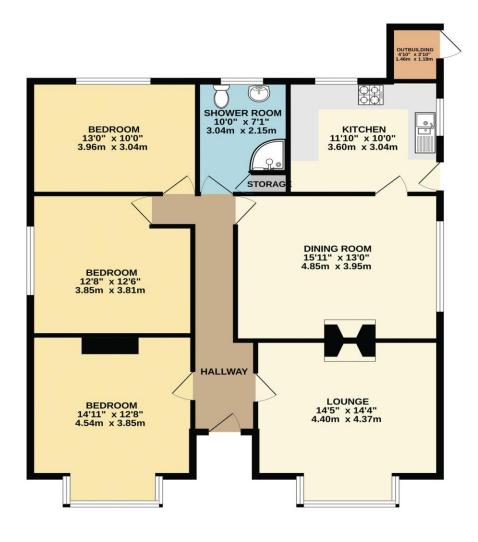








GROUND FLOOR 1129 sq.ft. (104.9 sq.m.) approx.



TOTAL FLOOR AREA: 1129 sq.ft. (104.9 sq.m.) approx. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, nooms 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. Made with Metops: 62020.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brancets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale. Crofts estate agents Immingham. Segistered in England. Company Number 14308294