



2 Lydia Court Immingham
Immingham
DN40 2HF

£265,000

Crofts Estate Agents are delighted to be offering for sale this superbly presented four bedroom detached family home which is being sold with **NO FORWARD CHAIN**. Set within this popular area within a quiet cul-de-sac, early viewing is highly advised on what is quite simply a beautiful family home. The home has been completely transformed by the current owner, benefitting from feature log burner in the living room, modern and recently upgraded kitchen, bathroom and en-suite, along with new flooring and decor. Nearby there are good schools for children of all ages, local amenities and excellent road links with easy access to the A180. Internal viewing will reveal the entrance hallway, lounge, dining room, kitchen, conservatory, utility and WC. Heading to the first floor you will find four bedrooms, family bathroom suite and en-suite to the master bedroom. Externally, there is off road parking to the front for two

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

OFFICE HOURS

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



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Living Room

15' 7" x 13' 7" (4.75m x 4.14m)

This modern and cosy living room benefits from laminate flooring, modern decor, radiator, walk in bay window and feature log burner.

Sitting/Dining Room

10' 6" x 21' 11" (3.20m x 6.68m)

This versatile space creates an ideal room to be used as a sitting room/dining room. The room comprises of laminate flooring, radiator, under stairs storage, modern decor and uPVC window.

Kitchen

8' 3" x 15' 7" (2.51m x 4.75m)

This stylish kitchen offers an excellent array of modern fitted base and wall mounted shaker units with work surface to compliment with under-mount sink. Gas range oven extractor above with space to accommodate a dishwasher. There is also under lighting to the wall units, splash back tiling, uPVC window and space to accommodate an American style Fridge Freezer.

Utility room

6' 9" x 7' 3" (2.06m x 2.21m)

With uPVC double glazed window to the rear elevation and door to the side the utility room is fitted with a larder styled unit and work surfacing with space beneath for a washing machine and dryer with plumbing and venting.

Cloakroom

4' 3" x 4' 3" (1.29m x 1.29m)

With uPVC double glazed window to the side elevation the cloakroom is equipped with a low level W/C and a vanity wash hand basin, tiled splashback, radiator and tiled flooring.

Conservatory

10' 0" x 11' 0" (3.05m x 3.35m)

Located to the rear, this spacious third reception room benefits from laminate flooring, radiator, power and lighting, tri aspect uPVC windows and French doors to the side.

Bedroom-One

12' 11" x 13' 7" (3.93m x 4.14m)

The spacious master bedroom is well presented with modern decor, built in wardrobes, carpeted flooring, radiator, en-suite and uPVC window to the front elevation.

Ensuite

4' 11" x 6' 5" (1.50m x 1.95m)

Situated within the master bedroom, this modern en-suite comprises of shower cubical, WC, vanity basin with gold mixer tap, gold towel rail radiator, tiled walls and uPVC window to the side.

Bedroom Two

8' 9" x 11' 0" (2.66m x 3.35m)

Bedroom two briefly comprises of carpeted flooring, radiator, neutral decor with feature wall, built in storage and uPVC window to the front elevation.

Bedroom Three

8' 4" x 8' 9" (2.54m x 2.66m)

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

Bedroom Four

8' 8" x 9' 6" (2.64m x 2.89m)

The fourth and final bedroom comprises of carpeted flooring, modern decor, radiator and uPVC window to the rear elevation.

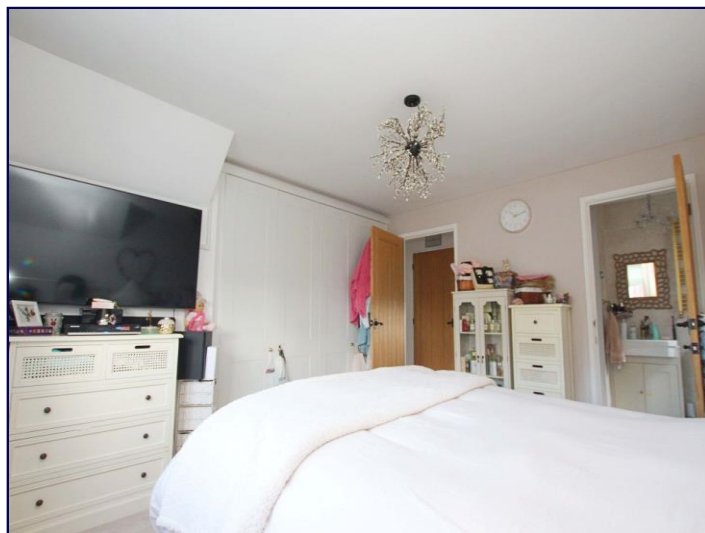
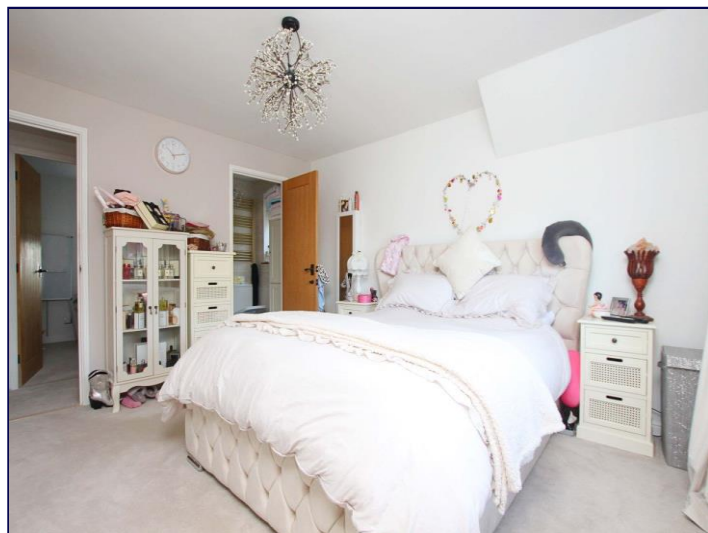
Bathroom

5' 6" x 6' 11" (1.68m x 2.11m)

This modern bathroom suite benefits from a fully fitted bath with shower above, WC and vanity basin with gold taps. There is also a gold towel rail radiator, partially tiled walls with aqua boarding around the bath and uPVC window to the rear.

Outside

Open plan styled front garden with off road parking for two vehicles with side gate access to the rear garden. The garden is a beautiful sun trap and is ideal for al-fresco dining or relaxing on a warm summers day. There is fencing to the perimeter and offers a low maintenance area with paved area and decking to the rear. The garden also has a shed to the rear which benefits from light and power.



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- 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.

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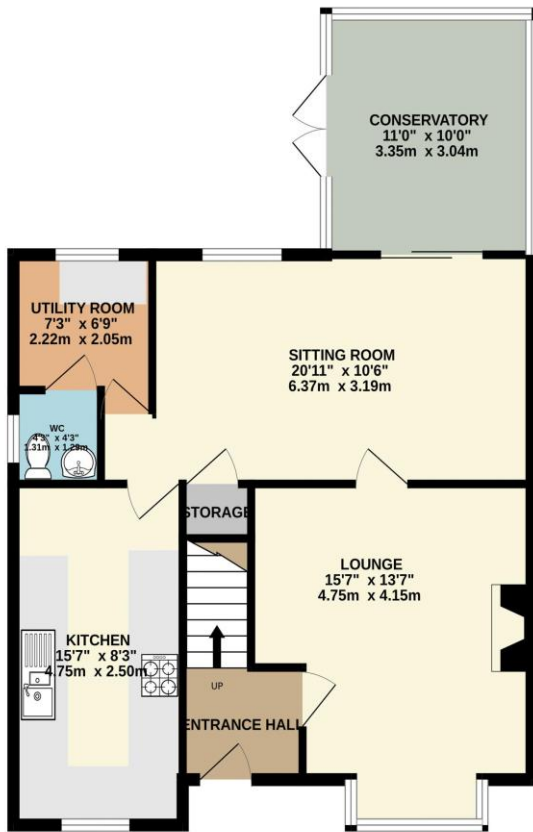
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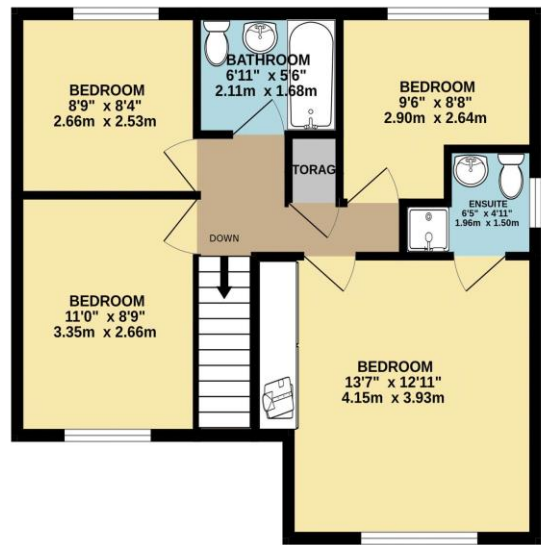




GROUND FLOOR
737 sq.ft. (68.4 sq.m.) approx.

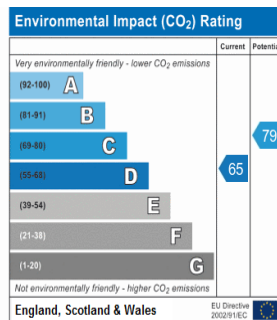
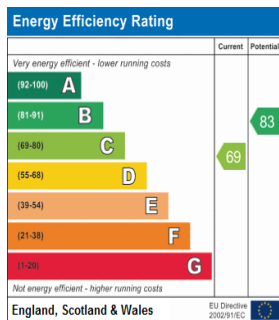


1ST FLOOR
541 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA: 1278 sq.ft. (118.7 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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