



218 Pelham Road  
Immingham  
Immingham  
DN40 1QE

Offers in the Region Of  
£215,500

Occupying a good size plot within the heart of Immingham is this beautifully presented four bed detached dormer bungalow. Boasting ample off road parking with space for a caravan/motor home, this spacious home needs to be viewed in order to fully appreciate all that it has to offer. Nearby and within walking distance are good schools for children of all ages, leisure centre, pubs and a range of shops. Internal viewing will reveal the entrance hallway, lounge, open plan kitchen-diner, two bedrooms and the family bathroom. Heading to the first floor will reveal two good size bedrooms, both being doubles and built in storage to the landing. Externally there are well maintained gardens to the front and rear with ample off road parking and integral garage to the front.

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



# CROFTS ESTATE AGENTS

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

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### Lounge

11' 10" x 15' 0" (3.60m x 4.57m)

Adjacent to the dining room, this spacious living area is ideal for relaxing after a long day at work. The focal point of the room is the log burner which is a great addition. The room also benefits from carpeted flooring, radiator, neutral decor and uPVC window to the front elevation.

### Dining Room

8' 10" x 15' 4" (2.69m x 4.67m)

Open plan to the kitchen, this second reception room provides an excellent space for a dining table and chairs. The room is well presented with vinyl flooring, radiator and uPVC window to the side.

### Kitchen

7' 5" x 10' 11" (2.26m x 3.32m)

Benefitting from a range of base and wall mounted units, integral oven with hob and extractor above, plumbing for a washing machine and dryer and dual aspect uPVC windows, which all plenty of natural daylight to enter.

### Bedroom 1

10' 5" x 11' 11" (3.17m x 3.63m)

Located on the ground floor, bedroom one briefly comprises of carpeted flooring, radiator, modern decor and uPVC window to the rear.

### Bedroom 2

13' 0" x 15' 4" (3.96m x 4.67m)

Bedroom two, which is found on the first floor comprises of carpeted flooring modern decor, radiator and uPVC window to the side elevation

### Bedroom 3

10' 3" x 12' 4" (3.12m x 3.76m)

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

### Bedroom-4

8' 5" x 11' 10" (2.56m x 3.60m)

Bedroom four, which is by no means a box room, comprises of carpeted flooring, radiator and uPVC window to the front elevation.

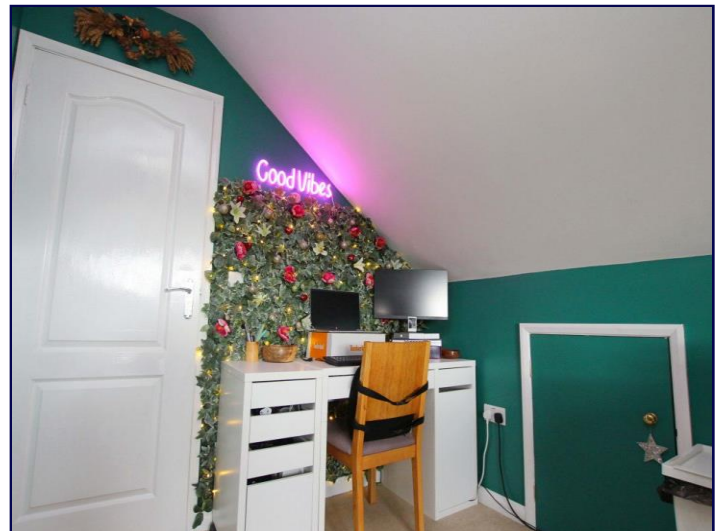
### Bathroom

5' 7" x 8' 10" (1.70m x 2.69m)

The family bathroom offers a lovely three piece suite which consists of a bath with shower above, WC, basin, tiled flooring, tiled walls and uPVC window to the rear elevation.

## Externally

Set back from Pelham road, the front of the property benefits from ample off road parking with integral garage. The front garden is well maintained with flower bed boarder and set in lawn. The rear garden is equally lovely and is an ideal size for a family with young kids or keen gardeners.



### OFFICE HOURS



### 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](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

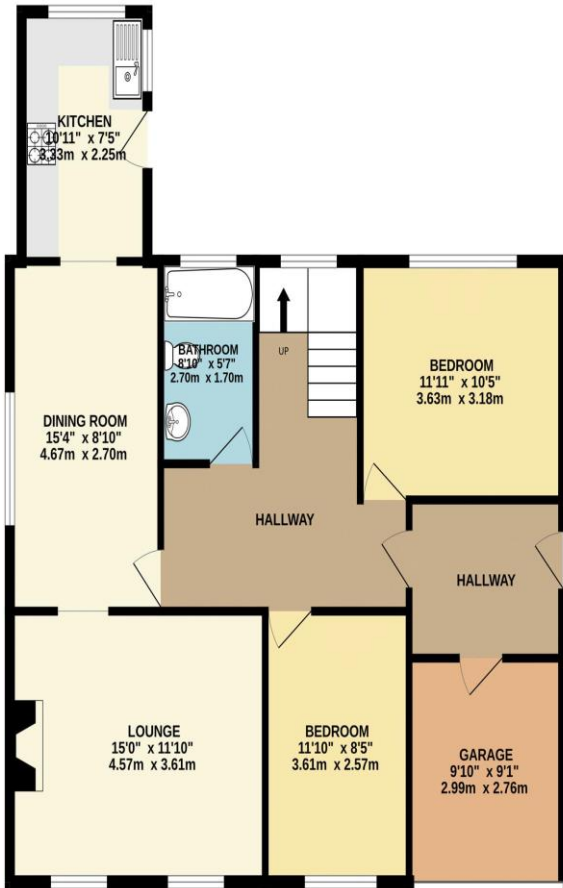
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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

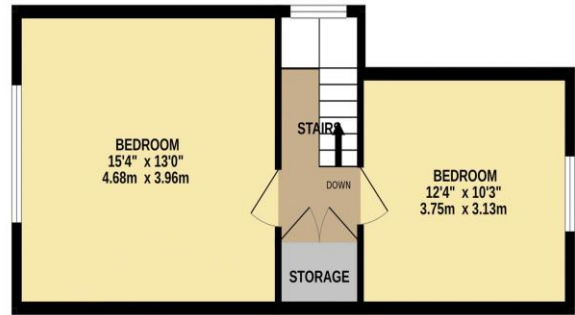




GROUND FLOOR  
957 sq.ft. (88.9 sq.m.) approx.



1ST FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 1346 sq.ft. (125.0 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>72</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>52</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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