



# 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



27 Clematis Avenue  
Healing  
DN41 7JJ

Offers in the Region Of  
£365,000

Found in this quiet cul-de-sac in the ever sought after village of Healing is this superb FOUR bed detached home, which occupies an excellent size corner plot. Ideally suited to a family, this spacious home offers plenty of room to grow, boasting three reception rooms, ample off road parking and a low maintenance garden with a fantastic outdoor entertainment area. The village itself offers a small selection of amenities including Healing Manor hotel and the Pig and Whistle Restaurant within walking. There is also excellent schools for children of all ages. Heading inside the property will reveal the welcoming entrance hallway, lounge, study, sitting room, kitchen-diner, utility and WC. To the first floor there are four good size bedrooms, with recently upgraded and stylishly presented family bathroom and en-suite to the master bedroom. Externally the property boasts ample off road parking with detached double garage, EV charging point, side passage with decking area and hot tub and a delightfully low maintenance rear garden with outdoor entertainment area.

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



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### Lounge

11' 8" x 22' 10" (3.55m x 6.95m)

This spacious lounge boasts a walk in bay window to the front, radiator, electric fire, coving, neutral decor with feature wall and uPVC French doors which open to the rear garden.

### Kitchen/Diner

12' 1" x 19' 8" (3.68m x 5.99m)

Found at the rear of the property is the spacious kitchen-diner benefitting from plenty of storage through base and wall mounted units, integral double oven with hob and extractor above, integral dishwasher and one and a half sink with basin. There is also tiled flooring, radiator, tiled splashback and French doors opening out to the rear garden.

### Study

9' 5" x 10' 8" (2.87m x 3.25m)

Adjacent to the lounge, this study provides the ideal work from home office or sitting room. The room itself comprises of carpeted flooring, radiator and uPVC window to the rear elevation.

### Sitting Room

8' 8" x 10' 6" (2.64m x 3.20m)

Located to the front of the property is the well proportioned third reception room. Benefitting from carpeted flooring, radiator, coving and uPVC window to the front and side.

### WC

5' 4" x 5' 9" (1.62m x 1.75m)

Briefly comprising of carpeted flooring, extractor fan, radiator, WC and vanity basin.

### Bedroom 1

10' 3" x 14' 6" (3.12m x 4.42m)

The master bedroom benefits from a stylish en-suite, carpeted flooring, modern decor, fitted wardrobes, radiator and uPVC window to the rear elevation.

### En-suite

7' 2" x 8' 0" (2.18m x 2.44m)

This modern and recently installed en-suite benefits from a shower cubical, WC, vanity basin, tiled flooring and walls, towel rail radiator, LED lighting and uPVC window to the side elevation.

### Bedroom 2

11' 8" x 12' 8" (3.55m x 3.86m)

Bedroom two briefly comprises of carpeted flooring, radiator, built in wardrobes and uPVC window to the rear elevation.

### Bedroom 3

10' 6" x 11' 8" (3.20m x 3.55m)

Bedroom three briefly comprises of carpeted flooring, radiator, built in wardrobes and uPVC window to the front elevation.

#### Bedroom 4

7' 3" x 9' 5" (2.21m x 2.87m)

Bedroom four, which is currently used as a dressing room comprises of carpeted flooring, built in wardrobes, radiator and uPVC window to the rear elevation.

#### Bathroom

11' 6" x 13' 3" (3.50m x 4.04m)

This stylishly and recently upgraded four piece bathroom suite boasts a stunning freestanding bath angled in the corner with freestanding chrome tap and shower central. There is also a large vanity basin, WC, shower, LED lighting, tiled flooring with aqua boarded walls, LED mirror, towel rail radiator and uPVC window to the front and side.

#### Externally

Tucked in the corner of this quiet cul-de-sac, the front offers ample off road parking with detached garage to the side with electric roller doors, power and lighting. Through the side gate you will find a private decking area built around the hot tub - Perfect for relaxing after a long day! The rear garden continues the low maintenance theme and boasts a large patio area, artificial lawn and space for multiple sheds. To the rear is a fantastic entertainment space with power and lighting, ideal for entertaining guests or chilling out.



### 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 E: 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

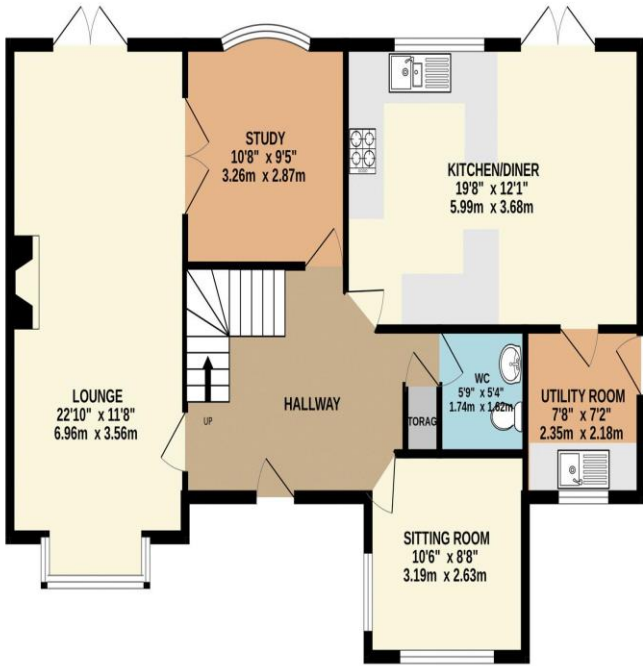
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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

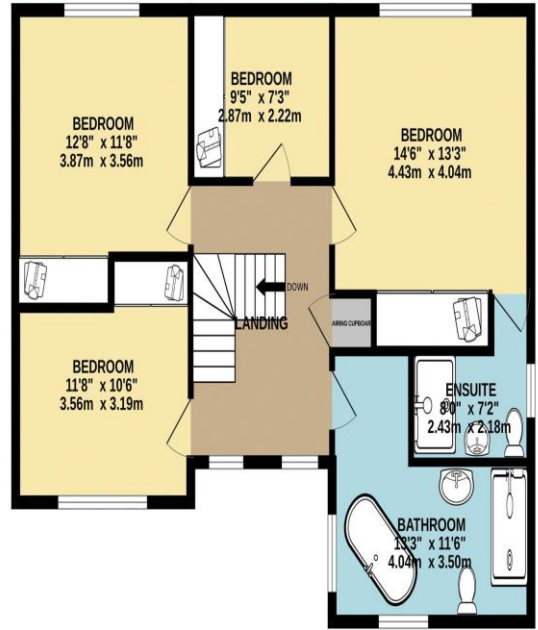




GROUND FLOOR  
908 sq.ft. (84.3 sq.m.) approx.



1ST FLOOR  
770 sq.ft. (71.5 sq.m.) approx.



TOTAL FLOOR AREA: 1678 sq.ft. (155.9 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>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	
(39-54)	<b>E</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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