



14 Ainsworth Road  
Immingham  
DN40 2BJ

Offers in the Region Of  
£230,000

Fancy owning a property that has won the coveted Immingham in bloom award, not once but three times? - Then feast your eyes on this delightful three/four bed detached home, which is located in the popular town of Immingham. The property is positioned in a quiet part of the town and is within walking distance of the Civic, where you will find a range of shops. Only a short drive from this home is Habrough Train Station, Humberside Airport and the A180. Heading into the accommodation will reveal the entrance hallway, lounge, dining room, kitchen and fourth bedroom/office. To the first floor there are three good size bedrooms, recently upgraded shower room and WC adjacent. To the front of this lovely home is a paved driveway with a beautifully manicured garden, brick walls and integral garage with side passage leading to the rear. The rear garden put simply is breath taking! A true piece of art, which has been lovingly maintained year on year and needs to be viewed in order to be fully appreciated.

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

13' 1" x 18' 9" (3.98m x 5.71m)

This spacious lounge benefits from a gas fire sitting central to the room, carpeted flooring, radiator, neutral decor, coving and uPVC bay window.

### Dining Room

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

Extended to the rear is the open plan dining room which comprises of carpeted flooring, radiator, uPVC window to the rear and uPVC sliding door to the side.

### Kitchen

9' 4" x 11' 4" (2.84m x 3.45m)

This modern kitchen boasts a range of base and wall mounted units, one and a half sink with basin, LED lighting, uPVC side door and uPVC window to the rear. There is also a range of integrated appliances, which include oven, hob, extractor and microwave.

### Bedroom 1

9' 4" x 12' 9" (2.84m x 3.88m)

Bedroom one briefly comprises of carpeted flooring, radiator, fitted wardrobes and uPVC window to the front elevation.

### Bedroom 2

10' 0" x 12' 9" (3.05m x 3.88m)

Bedroom two briefly comprises of carpeted flooring, coving, radiator, uPVC window to the front elevation.

### Bedroom 3

7' 1" x 9' 0" (2.16m x 2.74m)

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

### Bedroom

6' 4" x 9' 9" (1.93m x 2.97m)

Located on the ground floor is this versatile room which would make an ideal fourth bedroom or office. The room consists of carpeted flooring, radiator, neutral decor and uPVC window to the front elevation.

### 4/Office

### Shower Room

4' 11" x 6' 0" (1.50m x 1.83m)

This recently upgraded shower room comprises of shower cubical, vanity basin, laminate flooring, part tiled walls with aqua boarding around the shower, towel rail radiator and uPVC window to the rear elevation.

### WC

Situated at the top of the stairs is the separate WC which is adjacent to the shower room.

### Externally

To the front of this lovely home is a paved driveway with a beautifully manicured garden, brick walls and integral garage with side passage leading to the rear. The rear garden put simply is breath taking! A true piece of art, which has been lovingly maintained year on year and needs to be viewed in order to be fully appreciated.



### 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](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

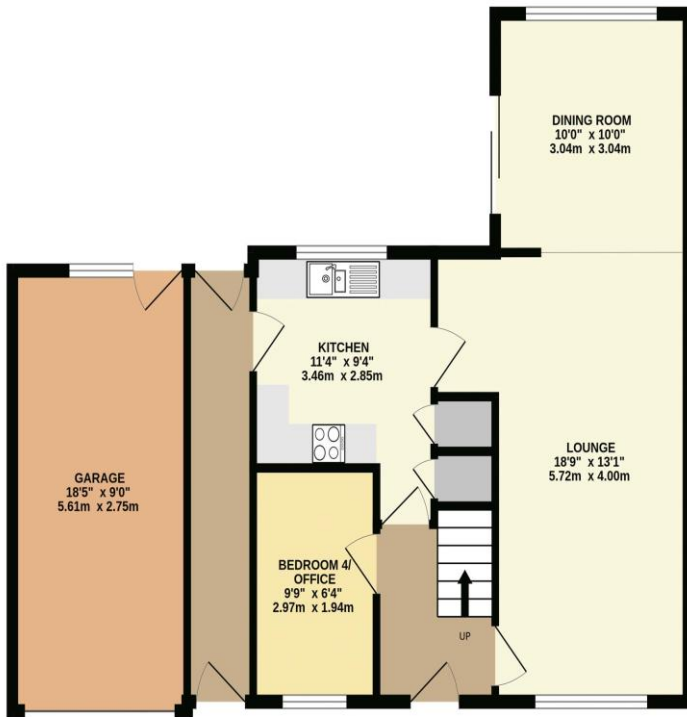
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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

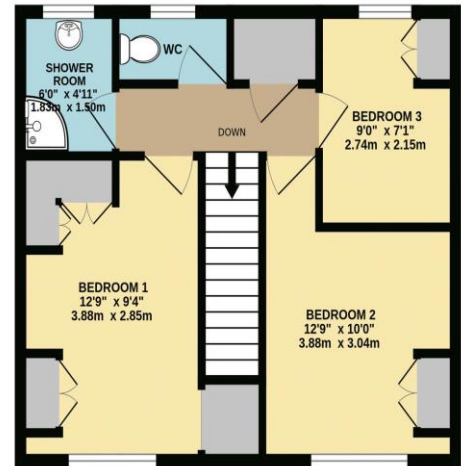




GROUND FLOOR  
747 sq.ft. (69.4 sq.m.) approx.



1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA: 1168 sq.ft. (108.5 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>		
(55-68)	<b>D</b>	67	
(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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