



# 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



**Fortuna Way  
Great Coates  
Grimsby  
DN37 9SH**

**Offers in the Region Of  
£159,250**

Crofts Estate Agents are delighted to bring to the market and being sold with **NO FORWARD CHAIN**, this deceptively spacious two bed semi detached bungalow, found in the desirable Aylesby Park development located upon the fringes of Grimsby. Positioned in the corner of a quiet cul-de-sac, this lovely bungalow benefits from gas central heating, nearby local amenities, excellent road links with easy access to the A180 and good public transport. Heading into the property will reveal the porch, entrance hallway, lounge, dining room, kitchen, conservatory, two good size bedrooms and the wet room. Externally there is ample off road parking with single garage and generous size gardens to the front and rear.

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





### Lounge

11' 6" x 16' 2" (3.50m x 4.92m)

The spacious lounge benefits from light and modern decor, laminate flooring, coving, radiator, coving and uPVC window to the front elevation.

### Dining Room

5' 5" x 9' 2" (1.65m x 2.79m)

Comprising of carpeted flooring, radiator, coving and sliding door which provides access into the conservatory.

### Conservatory

9' 4" x 9' 7" (2.84m x 2.92m)

Found at the rear, this rather spacious conservatory consists of carpeted flooring, tri aspect uPVC windows and French doors to the side which open out to the garden.

### Kitchen

9' 11" x 10' 3" (3.02m x 3.12m)

Boasting a range of base and wall mounted units, integral oven with hob and extractor above, sink with drainer, coving, radiator, uPVC side door, breakfast bar area, tiled splash back and uPVC window to the front.

### Bedroom 1

9' 11" x 12' 9" (3.02m x 3.88m)

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

### Bedroom 2

11' 6" x 13' 2" (3.50m x 4.01m)

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

### Wet room

6' 4" x 9' 11" (1.93m x 3.02m)

### Externally

Externally there is ample off road parking with single garage and generous size gardens to the front and rear.

**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, 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.

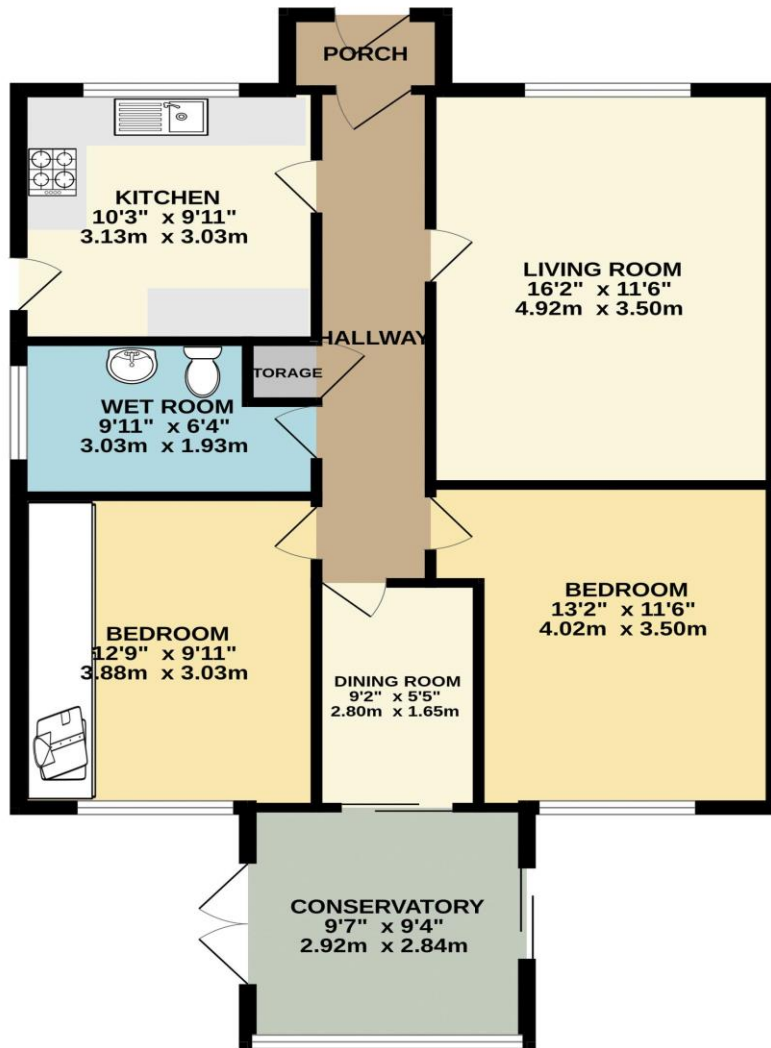
**Mortgage and Financial Advice**

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  
845 sq.ft. (78.5 sq.m.) approx.



TOTAL FLOOR AREA : 845 sq.ft. (78.5 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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