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



10 Top Road South
Killingholme
Immingham
DN40 3JD

Offers in the Region Of
£155,000

Situated in the village of South Killingholme is this deceptively spacious three bed semi detached house, which is ideally suited to first time buyers or families. The property is well positioned with a selection of amenities, primary school and easy access to the A180, Humberside Airport and Habrough Train Station. Heading into the accommodation will reveal the entrance hallway, lounge, open plan sitting/dining room, kitchen and lobby with storage to the rear. Outside there is a well maintained garden to the front with ample off road parking and single garage. The rear garden is huge and presents itself as a great opportunity to further develop, subject to potential planning.

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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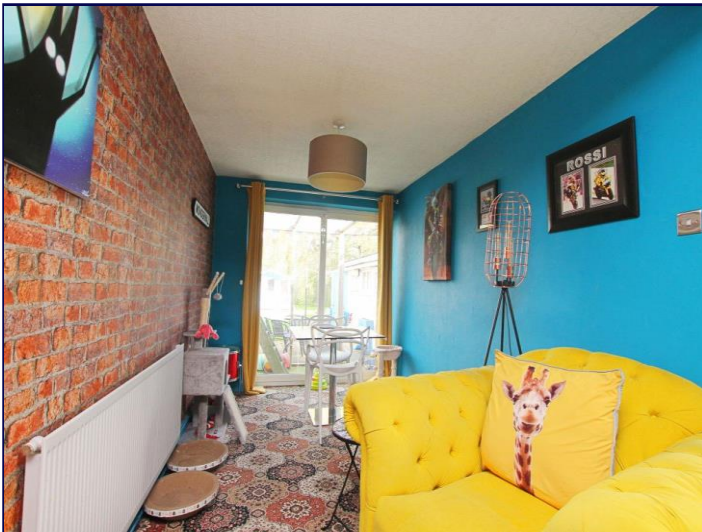
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Lounge

11' 2" x 12' 9" (3.40m x 3.88m)

This cosy living room benefits from modern decor with feature wall, carpeted flooring, radiator, coving and uPVC bay window.

Sitting/Dining Room

17' 9" x 22' 1" (5.41m x 6.73m)

This spacious open planned room comprises of carpeted flooring, radiator, tasteful decor with feature wall, uPVC window to the side elevation and uPVC sliding door to the rear.

Kitchen

10' 7" x 12' 1" (3.22m x 3.68m)

Found at the rear of the property, this delightful kitchen benefits from a range of base and wall mounted units, integral oven with hob and extractor above and one and a half sink with drainer. There is also tiled splashback, tiled flooring and dual aspect uPVC windows.

Bedroom 1

11' 2" x 12' 9" (3.40m x 3.88m)

Bedroom one briefly comprises of carpeted flooring, storage cupboard, radiator and uPVC bay window to the front elevation.

Bedroom 2

10' 1" x 11' 2" (3.07m x 3.40m)

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

Bedroom 3

6' 9" x 8' 5" (2.06m x 2.56m)

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

Shower-room

5' 5" x 6' 7" (1.65m x 2.01m)

Benefitting from a shower cubical, WC, basin, radiator, tiled flooring and walls and uPVC window to the front elevation.

Externally

Outside there is a well maintained garden to the front with ample off road parking and single garage. The rear garden is huge and presents itself as a great opportunity to further develop, subject to potential planning.

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 A: 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.

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.



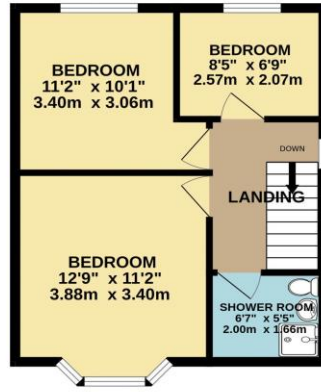




GROUND FLOOR
703 sq.ft. (65.3 sq.m.) approx.

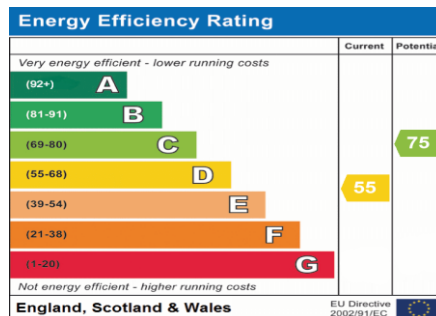


1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA: 1092 sq.ft. (101.4 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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