



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



Leyden Close
Immingham
Immingham
DN40 2BL

Offers in the Region Of
£174,950

Crofts Estate Agents are pleased to bring to the market this three bedroom detached property, located in the heart of the popular port town of Immingham. Occupying a large corner plot, this delightful home benefits from good schools for children of all ages, excellent road links with easy access to the A180 and is only a short stroll from Immingham Civic where you will discover a wide range of amenities. Heading into the property will reveal the entrance hallway, lounge, kitchen-diner, conservatory and WC. To the first floor you will find three bedrooms, two being doubles and the bathroom suite. Externally there are well established gardens to the front and rear, ample off road parking and single garage providing further parking or storage.

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



Lounge

13' 1" x 13' 9" (4m x 4.18m)

The lounge is located to the front of the property and looks over the front garden. This bright, open room has neutral decor, laminate flooring, electric fire and uPVC window to the front elevation.

Kitchen diner

7' 3" x 16' 10" (2.21m x 5.14m)

The kitchen diner is located to the rear of the house and has a range of based and wall mounted units, integral oven with hob and extractor above and sink with drainer. There are uPVC doors which open out to the rear garden, LED lights, plumbing for a washing machine and vinyl flooring.

WC

5' 8" x 3' 2" (1.73m x 0.96m)

The WC is located just off the entrance hall and has a basin, WC and uPVC window.

Bedroom 1

11' 0" x 9' 8" (3.35m x 2.94m)

Bedroom one briefly comprises of carpeted flooring, neutral decor, radiator, coving and uPVC window to the front elevation.

Bedroom 2

9' 5" x 9' 10" (2.88m x 3m)

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

Bedroom 3

7' 8" x 6' 11" (2.33m x 2.1m)

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

Bathroom

6' 11" x 5' 6" (2.1m x 1.68m)

The family bathroom is located at the top of the landing area, benefitting from bath with shower above, WC, basin, vinyl flooring, tiled walls and towel rail radiator.

Outside

The gardens are a huge selling point to this property. Due to its corner plot location, there is vast space all around the house. A good sized drive way offers off road parking, plus there is a garage with power, lighting and electric roller door, which offers further storage/secure parking.

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

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.

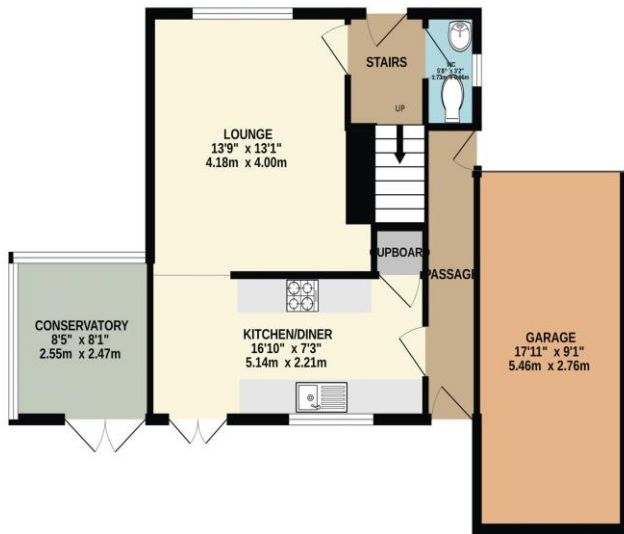
Mortgage and Financial Advice

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.

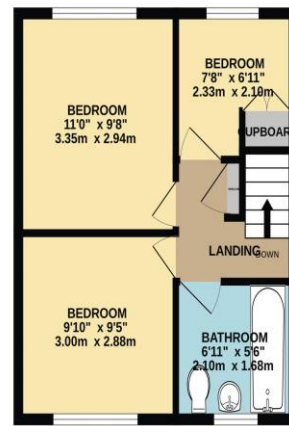
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
629 sq.ft. (58.5 sq.m.) approx.

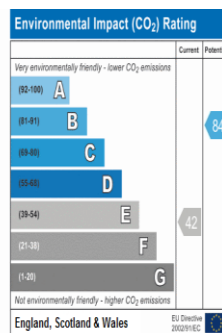
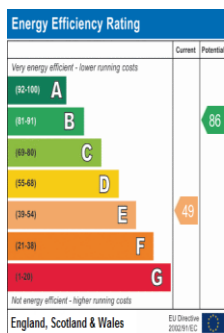


1ST FLOOR
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 972 sq.ft. (90.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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