



CROFTS ESTATE AGENTS

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IMMINGHAM

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


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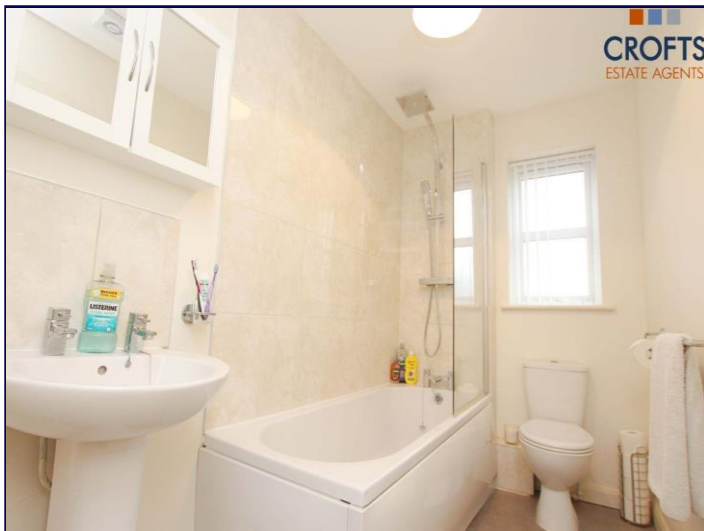
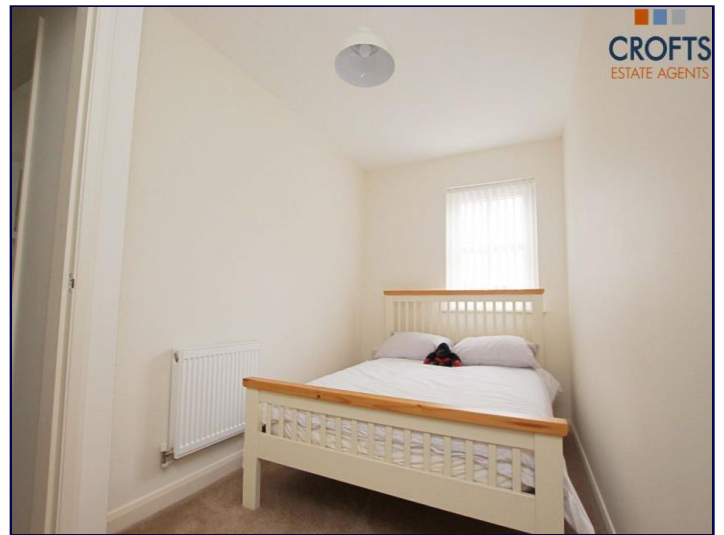
**Mill Lane
Keelby
Grimsby
DN41 8HB**

**Offers in the Region Of
£175,000**

Built in 2018 and benefitting from the remainder of its 10 year warranty is this modern two bed end terrace house, which is found on the outskirts of the village of Keelby. Ideally suited to first time buyers, this well positioned home benefits from excellent road links with easy access to the A180, Habrough Train Station and Humberside Airport, a range of amenities and good primary school. The property also falls within the school catchment of Caistor Grammar. Heading into the property will reveal the entrance hallway, lounge, kitchen, utility and WC. To the first floor there is two good generous size bedrooms and a modern three piece bathroom suite. Outside there is generous size and well maintained gardens to the front and rear. Beyond the garden is the shared parking area where the property has two allocated spaces with an additional parking space to the side of the property. Overall, viewings are highly recommended on this immaculate home.

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

11' 11" x 12' 1" (3.63m x 3.68m)

Found towards the rear of the property is this cosy living room which is neutrally decorated with soft under foot carpeted flooring, radiator and French doors which open out to the rear garden.

Kitchen

8' 5" x 12' 2" (2.56m x 3.71m)

This delightful kitchen-diner benefits from a mixture of base and wall mounted units, sink with drainer, integral oven with hob and extractor above, vinyl flooring and uPVC window to the front elevation.

Utility room

4' 3" x 5' 5" (1.29m x 1.65m)

Benefitting from plumbing for a washing machine, vinyl flooring, radiator and uPVC door to the side. There is also access into the WC.

Bedroom 1

8' 5" x 10' 3" (2.56m x 3.12m)

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

Bedroom 2

7' 0" x 14' 0" (2.13m x 4.26m)

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

Bathroom

4' 11" x 7' 5" (1.50m x 2.26m)

This modern family bathroom suite benefits from a bath with shower above, WC, basin, vinyl flooring, radiator and uPVC window to the rear elevation.

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 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.

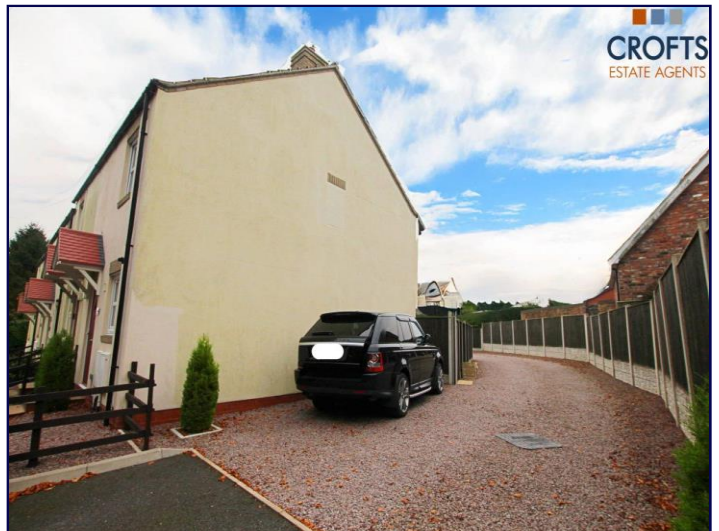
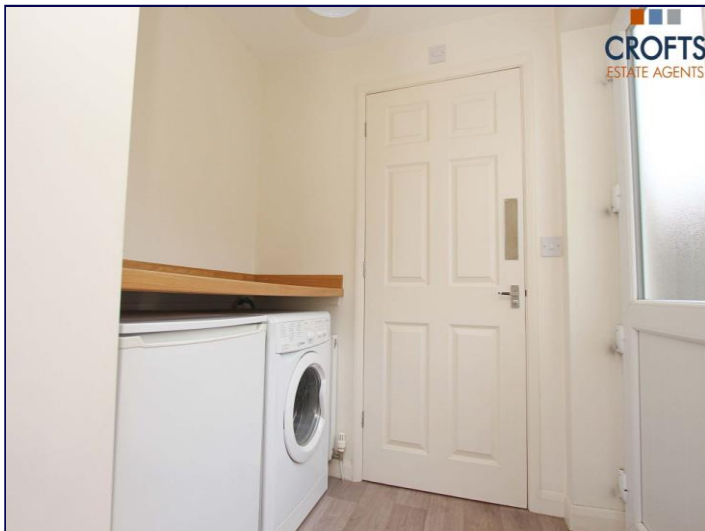
Property Management

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.

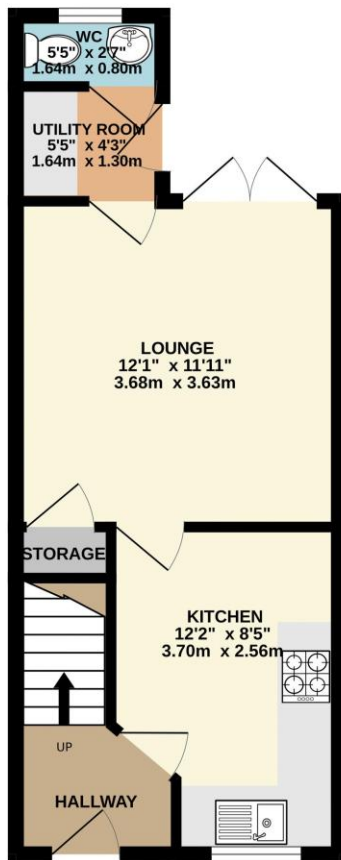
Mortgage and Financial Advice

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.

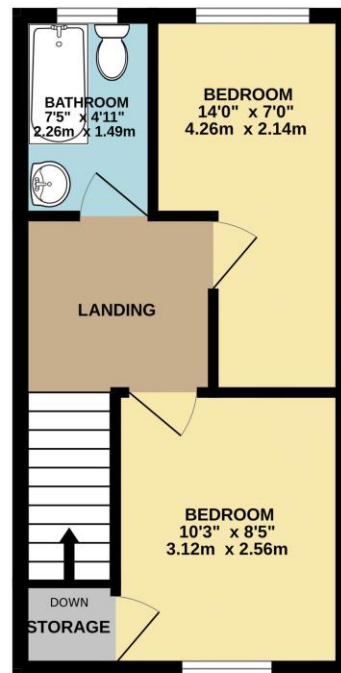
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
325 sq.ft. (30.2 sq.m.) approx.

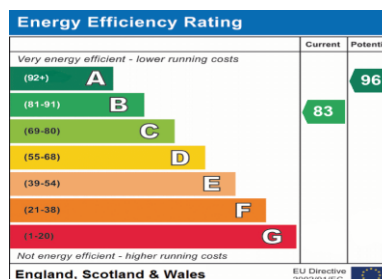


1ST FLOOR
288 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA: 614 sq.ft. (57.0 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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