



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


CROFTS
ESTATE AGENTS



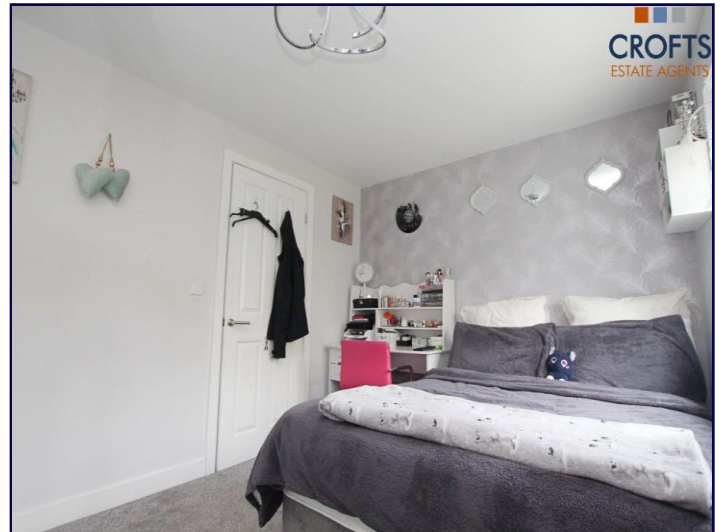
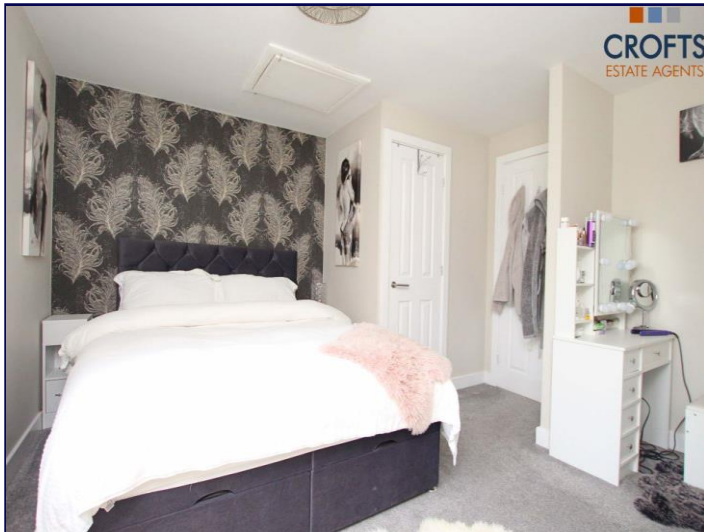
**Saxonfields Drive
Stallingborough
DN41 8FN**

**Offers in the Region Of
£159,950**

Occupying a large corner, Crofts are excited to bring to the market this two bed end terrace house, located within a modern development in the heart of Stallingborough. Being sold with NO FORWARD CHAIN this home boasts nearby primary school, selection of shops within walking distance and is only a short drive from the A180, Grimsby, Immingham and Healing Academy. Ideally suited to first time buyers, this gorgeous property comprises of lounge, kitchen-diner, WC, two bedrooms, both being doubles and bathroom suite. Sitting on a great plot, there is ample off road parking beyond the double gates with an excellent size rear garden with summerhouse tucked away to the rear.

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

12' 3" x 15' 7" (3.73m x 4.75m)

This gorgeous living room benefits from carpeted flooring, radiator, modern decor and uPVC window to the front elevation.

Kitchen/Diner

11' 9" x 12' 3" (3.58m x 3.73m)

Found at the rear of the property, is the kitchen which benefits from a mixture of base and wall mounted units, integral oven with hob and extractor above and one and a half sink with drainer. There is also vinyl flooring, plumbing for a washing machine and uPVC window and door to the rear.

WC

3' 1" x 5' 9" (0.94m x 1.75m)

Accessed from the kitchen, there is a WC, basin, vinyl flooring, radiator and uPVC window to the side elevation.

Bedroom 1

12' 2" x 12' 3" (3.71m x 3.73m)

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

Bedroom 2

8' 9" x 12' 3" (2.66m x 3.73m)

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

Bathroom

Benefitting from a bath with shower above, WC, basin, radiator, vinyl flooring and uPVC window to the side elevation.

Externally

Sitting on a great plot, there is ample off road parking beyond the double gates with an excellent size rear garden with summerhouse tucked away to the 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

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.

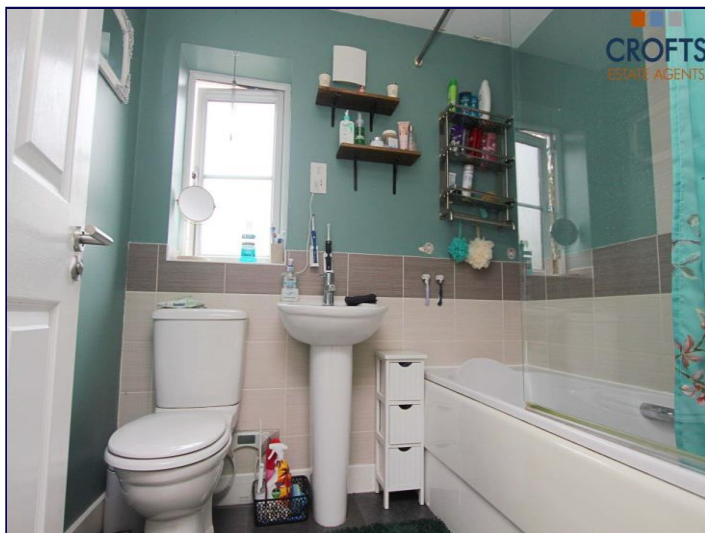
Property Management

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.

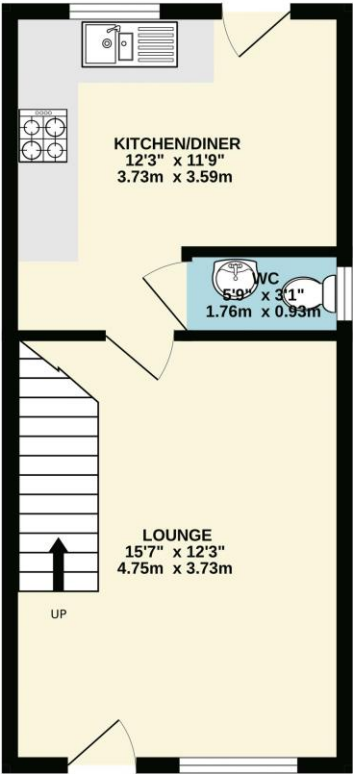
Mortgage and Financial Advice

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.

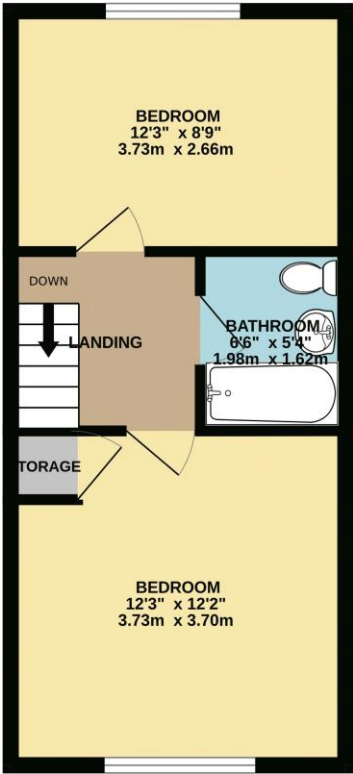
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



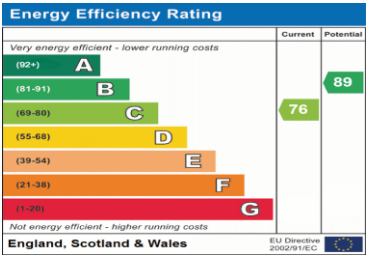
GROUND FLOOR
334 sq.ft. (31.1 sq.m.) approx.



1ST FLOOR
334 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA: 669 sq.ft. (62.1 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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