



# 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



Church Lane  
Immingham  
DN40 2EU

Offers in the Region Of  
£195,000

Being sold with NO FORWARD CHAIN is this spacious three bed detached house, found within a sought after part of Immingham. Requiring a scheme of modernisation, this home is the perfect family home with schools and local shops on your door step, as well as excellent road links with easy access to the A180 and Habrough Train Station. Internal viewing will reveal the entrance hallway, open plan lounge-diner, kitchen and WC. Heading to the first floor you will find three good size bedrooms, en-suite to the master bedroom and family bathroom. Outside there is off road parking with integral garage and generous side, low maintenance 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/Diner

This spacious open plan room comprises of carpeted flooring, radiator, coving, uPVC bay window to the front and uPVC door to the rear.

### Kitchen

9' 4" x 10' 0" (2.84m x 3.05m)

Benefitting from a freestanding oven with extractor above, sink with drainer, plumbing for washing machine, base and wall mounted units and uPVC window to the rear elevation.

### Bedroom 1

11' 8" x 12' 7" (3.55m x 3.83m)

Bedroom one briefly comprises of carpeted flooring, radiator, en-suite, built in wardrobes and uPVC window to the front elevation.

### En-suite

5' 0" x 5' 6" (1.52m x 1.68m)

Benefitting from vinyl flooring, corner shower, WC, basin and uPVC window to the front elevation.

### Bedroom 2

8' 0" x 9' 3" (2.44m x 2.82m)

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

### Bedroom 3

7' 2" x 14' 3" (2.18m x 4.34m)

Bedroom three briefly comprises of carpeted flooring, radiator and dual aspect uPVC windows.

### Bathroom

5' 6" x 6' 4" (1.68m x 1.93m)

Benefitting from a bath, WC, basin, vinyl flooring and uPVC window to the rear elevation.

### Externally

Outside there is off road parking with integral garage and generous side, low maintenance 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 C: 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.

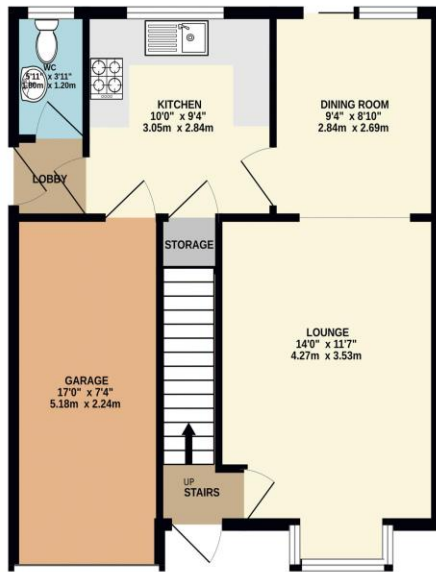
**Mortgage and Financial Advice**

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.

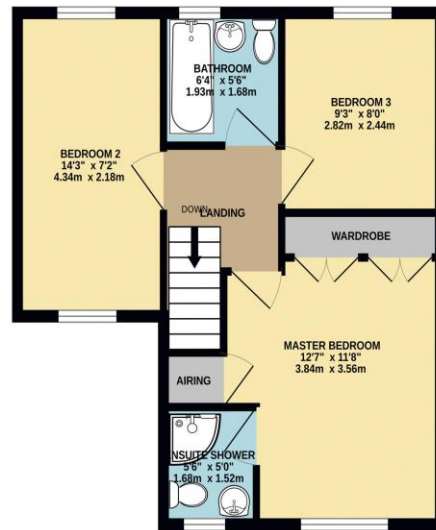
*STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.*



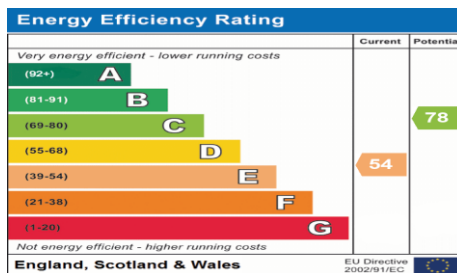
GROUND FLOOR



1ST FLOOR



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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