



# 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



Sunningdale Drive  
Immingham  
Immingham  
DN40 2LA

Offers in the Region Of  
£117,500

Being sold with NO FORWARD CHAIN is this delightful two bed semi detached house, situated within the popular port town of immingham. Positioned within walking distance of a variety of amenities, this home is ideal for a range of buyers, with the property benefitting from gas central heating, ample off road parking and excellent road links with easy access to the A180. Heading into the accommodation will reveal the porch, lounge and kitchen. To the first floor there are two bedrooms and the family bathroom. Outside there is low maintenance gardens to the front and rear with a driveway to the side providing ample off road parking.

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

12' 1" x 14' 7" (3.68m x 4.44m)

Benefitting from carpeted flooring, radiator, modern decor, coving and uPVC window to the front elevation.

### Kitchen

5' 7" x 12' 1" (1.70m x 3.68m)

Found at the rear of the property, the kitchen benefits from base and wall mounted units, one and a half sink with drainer, integral oven with hob and extractor above, uPVC window and uPVC door to the side.

### Bedroom one

11' 5" x 12' 1" (3.48m x 3.68m)

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

### Bedroom Two

5' 11" x 8' 9" (1.80m x 2.66m)

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

### Bathroom

5' 3" x 6' 2" (1.60m x 1.88m)

Benefitting from a bath with shower above, WC, vanity basin, tiled walls, vinyl flooring and uPVC window to the rear elevation.

### Externally

Outside there is low maintenance gardens to the front and rear with a driveway to the side providing ample off road 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 A: 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.

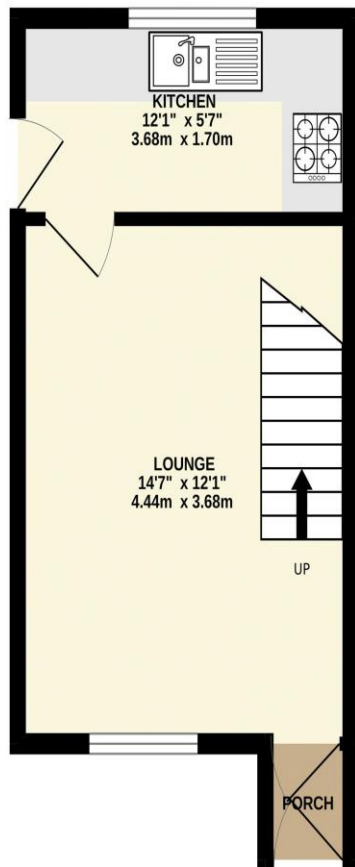
**Mortgage and Financial Advice**

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.

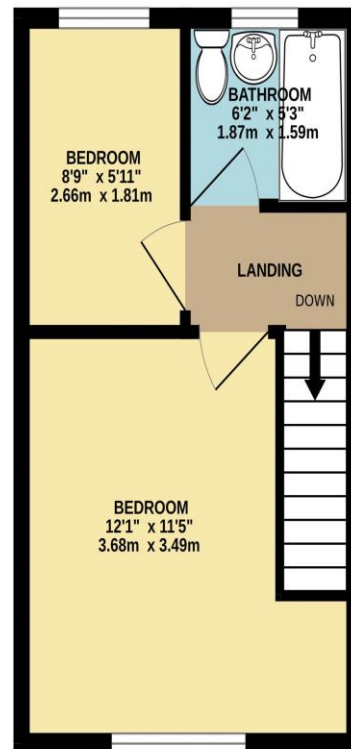
*STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.*



GROUND FLOOR  
254 sq.ft. (23.6 sq.m.) approx.



1ST FLOOR  
244 sq.ft. (22.6 sq.m.) approx.



TOTAL FLOOR AREA: 497 sq.ft. (46.2 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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