



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

Roxton Road

Immingham
DN40 1NS

£380,000

Seen as one of Lincolnshire's best kept secrets, is this exclusive and private development found on the outskirts of Immingham. Plot two is a superb four bed detached house, which has been built to the highest specification by Beelsby Homes Limited. This executive detached home creates the ideal family home boasting a large open plan kitchen-diner-living, open field views to the rear and excellent road links with easy access to the A180, Grimsby and Habrough Train Station. This exceptional property, which needs to be viewed in order to believe all that it has to offer, comprises of a large and inviting entrance hallway, WC, utility, study, spacious living area and a fantastic open plan kitchen-diner-living area to the rear. Heading to the first floor there is four excellent size bedrooms, en-suite to the master bedroom and a large four piece family bathroom suite. Externally, there is a long paved driveway providing ample off road parking, detached double garage and a generous size enclosed and private rear garden with acoustic fencing around the perimeter.

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' 5" x 18' 7" (4.09m x 5.66m)

Study

9' 3" x 9' 9" (2.82m x 2.97m)

Kitchen

10' 10" x 16' 3" (3.30m x 4.95m)

Dining/living area

16' 3" x 20' 9" (4.95m x 6.32m)

Utility

6' 1" x 9' 9" (1.85m x 2.97m)

Bedroom 1

13' 5" x 16' 10" (4.09m x 5.13m)

En-suite

6' 11" x 9' 5" (2.11m x 2.87m)

Bedroom 2

9' 9" x 11' 3" (2.97m x 3.43m)

Bedroom 3

9' 5" x 12' 4" (2.87m x 3.76m)

Bedroom 4

9' 5" x 12' 4" (2.87m x 3.76m)

Bathroom

7' 5" x 9' 9" (2.26m x 2.97m)

Externally

Externally, there is a long paved driveway providing ample off road parking, detached double garage and a generous size enclosed and private rear garden with acoustic fencing around the perimeter.

AGENTS NOTE - Part Exchange considered

The developer is willing to consider part exchange. To qualify, the buyers property needs to be at least 30% lower in value and the buyer needs to be in a proceedable position. Contact the agent for further details.

Believed to be Freehold, awaiting solicitors' formal confirmation.
All interested parties are advised to make their own enquiries.

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.

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Band E: To confirm council tax banding for this property please view the website- www.voa.gov.uk/cti

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.

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.

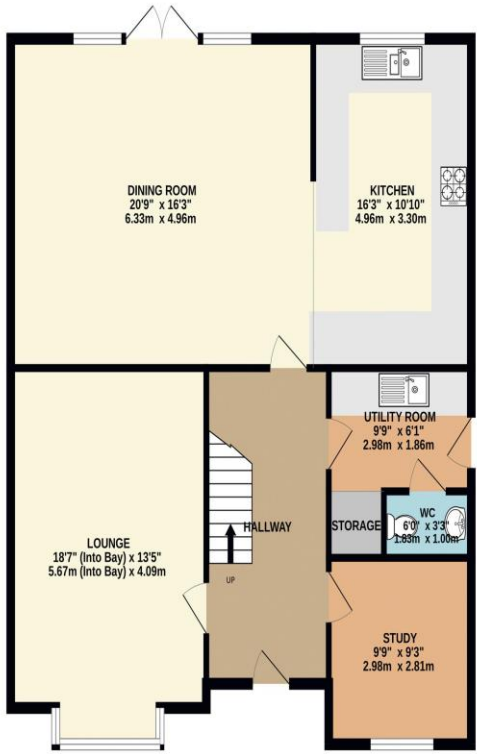
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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

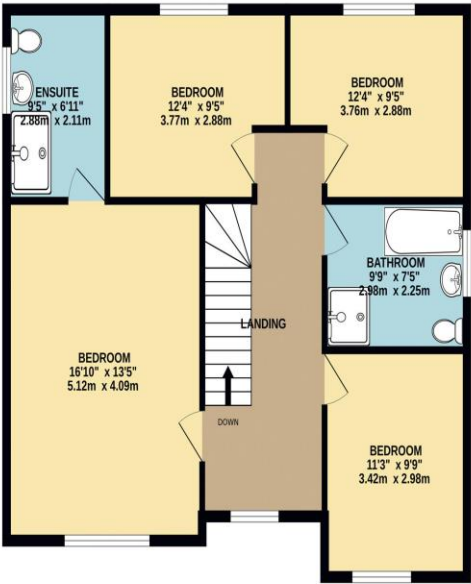


<i>Willows Garth, Immingham</i>					
<i>Kitchen & Utility</i>	Plot 2	Plot 3	Plot 4	Plot 5	Plot 7
Fitted kitchen with soft close doors	S	S	S	S	S
Tiled splash backs	S	S	S	S	S
4 Ring electric hob, single oven & Extractor	S	S	S	S	S
Inset sink with mixer tap	S	S	S	S	S
plumbing for washer & dryer	S	S	S	S	S
<i>Bathrooms, En-suites & Plumbing</i>					
White sanitary ware with soft close	S	S	S	S	S
Chrome towel rail to bathroom & en-suite	S	S	S	S	S
<i>Finishes</i>					
White or white & magnolia to walls and ceiling	S	S	S	S	S
internal woodwork finished in white satin	S	S	S	S	S
Part tiling to sanitary ware walls & full height tiling to shower enclosures	S	S	S	S	S
Skirting & architrave in white	S	S	S	S	S
internal doors with chrome ironmongery	S	S	S	S	S
<i>Electrical</i>					
Downlights to kitchen	S	S	S	S	S
Pendant lighting to other rooms & flush downlights to bathroom	S	S	S	S	S
External light to front	S	S	S	S	S
Electrical shower point	S	S	S	S	S
Power & light to garage	S	S	S	S	S
<i>Outside</i>					
Boundary fencing	S	S	S	S	S
Paved path & patio	S	S	S	S	S
Outside tap to rear	S	S	S	S	S
Block paved driveway	S	S	S	S	S
Allowance towards front and rear garden landscaping	S	S	S	S	S

GROUND FLOOR
1066 sq.ft. (99.0 sq.m.) approx.

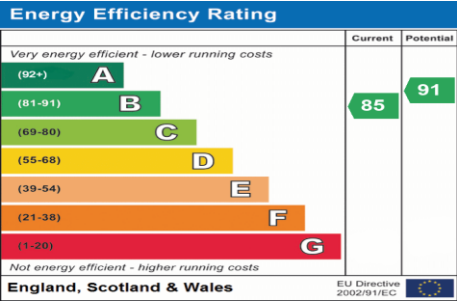


1ST FLOOR
837 sq.ft. (77.8 sq.m.) approx.



TOTAL FLOOR AREA: 1903 sq.ft. (176.8 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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