PASSIONATE ABOUT PROPERTY

IMMINGHAM

01469 564294



 1 King Street
 Welcome to King Street, a gorgeous three bed semi detached property found within

1 King Street Keelby Grimsby DN41 8EE

Offers in the Region Of £190,000

Welcome to King Street, a gorgeous three bed semi detached property, found within the ever popular village of Keelby and being sold with NO FORWARD CHAIN. Situated in a quiet residential area, which rarely becomes available, this property is certainly one you do not want to miss, with viewings highly recommended. Offering easy access to the A180, Immingham and Grimsby this home is perfect for a growing family, with the home offering spacious living throughout, plenty of local amenities and falls within the Caistor Grammar school catchment. Heading inside this delightful home will reveal the entrance hallway, lounge, kitchen-diner and conservatory. To the first floor there are three good size bedrooms and the shower room. Externally there is a long driveway which leads to a large detached garage, with exquisite gardens to both the front and rear.

Address Email Website : 21 Kennedy Way, Immingham, DN40 2AB : immingham@croftsestateagents.co.uk : www.croftsestateagents.co.uk OFFICE HOURS Mon to Fri Saturday Sunday

9am to 5.30pm (Tuesday opening 9.30am) 9am to 3pm Closed

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

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Lounge

11' 11" x 15' 7" (3.63m x 4.75m)

This spacious living room boasts dual aspect uPVC windows which allow plenty of natural daylight to enter, carpeted flooring, radiator, electric fire and neutral decor.

Kitchen/Diner

14' 0" x 15' 7" (4.26m x 4.75m)

Located at the rear of the home is this large kitchen-diner boasting base and wall mounted units, integral oven, gas hob with extractor above, one and a half sink with drainer and plumbing for a washing machine. There is also access provided to the conservatory.

Bedroom 1

9' 5" x 12' 7" (2.87m x 3.83m)

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

Bedroom 2

8' 6" x 8' 7" (2.59m x 2.61m)

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

Bedroom 3

 $8'7'' \times 6'8'' (2.61m \times 2.03m)$ Bedroom three briefly comprises of carpeted flooring, radiator, neutral decor and uPVC window to the rear elevation.

Shower room

Benefitting from a walk in shower, WC, basin, tiled walls and uPVC window to the side elevation.

Externally

Externally there is a long driveway which leads to a large detached garage, with exquisite gardens to both the front and rear.

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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 and 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 MORTAGE OR OTHER LOAN SECURED ON IT.





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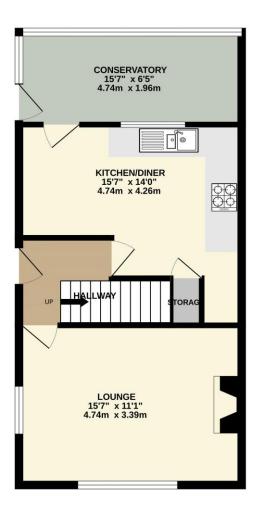
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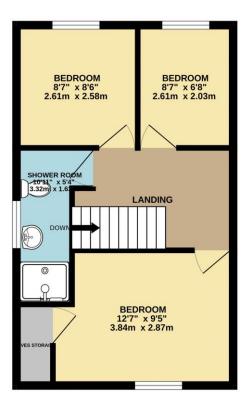


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TOTAL FLOOR AREA : 864 sq.ft. (80.2 sq.m.) approx. Whils every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other tems are approximate and no responsibility is taken for 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. Made with Metropic & 62025

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.