



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

IMMINGHAM

01469 564294

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

  
**CROFTS**  
ESTATE AGENTS



22 Maple Grove  
Immingham  
DN40 2JH

Offers in the Region Of  
£165,000

Recently refurbished to a high standard and being sold with NO FORWARD CHAIN is this three bed semi detached house, situated within the popular town of Immingham. Ideally suited to a first time buyer, the home boasts modern decor and brand new flooring and is within walking distance to a range of shops. There is also good schools for children of all ages nearby, as well as excellent road links with easy access to the A180, Habrough Train Station and Grimsby. Internal viewing will reveal the inviting entrance hallway, lounge, dining room and kitchen. Heading to the first floor you will find three bedrooms, two being doubles and a larger than average bathroom suite. Outside there is ample off road parking, detached garage and 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  
Saturday  
Sunday

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



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### Lounge

11' 7" x 15' 2" (3.53m x 4.62m)

Open plan, this room benefits from luxury LVT flooring, neutral decor radiator and uPVC window to the front elevation.

### Dining Room

8' 6" x 9' 7" (2.59m x 2.92m)

Neutrally decorated with matching LVT flooring to the lounge, radiator and uPVC door to the rear.

### Kitchen

9' 8" x 15' 10" (2.94m x 4.82m)

Benefitting from base and wall mounted units, sink with drainer, LVT flooring to match with the rest of the ground floor, exposed brick work with neutral decor and uPVC window to the rear elevation.

### Bedroom 1

10' 0" x 12' 7" (3.05m x 3.83m)

Bedroom one briefly comprises of neutral decor, brand new luxury carpeted flooring, radiator and uPVC window to the front elevation.

### Bedroom 2

10' 0" x 12' 2" (3.05m x 3.71m)

Bedroom two briefly comprises of neutral decor, brand new luxury carpeted flooring, radiator and uPVC window to the rear elevation.

### Bedroom 3

7' 4" x 8' 7" (2.23m x 2.61m)

Bedroom three briefly comprises of neutral decor, brand new luxury carpeted flooring, radiator and uPVC window to the rear elevation.

### Bathroom

8' 7" x 8' 11" (2.61m x 2.72m)

This rather spacious bathroom comprises of a shower cubical, freestanding bath, WC, vanity basin, tiled flooring, radiator and uPVC windows to the front elevation.

### Externally

Outside there is ample off road parking, detached garage and 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 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](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.

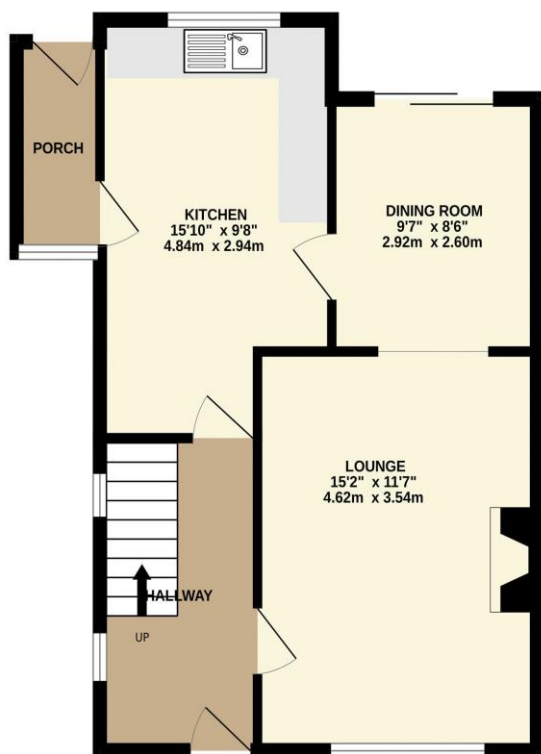
**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



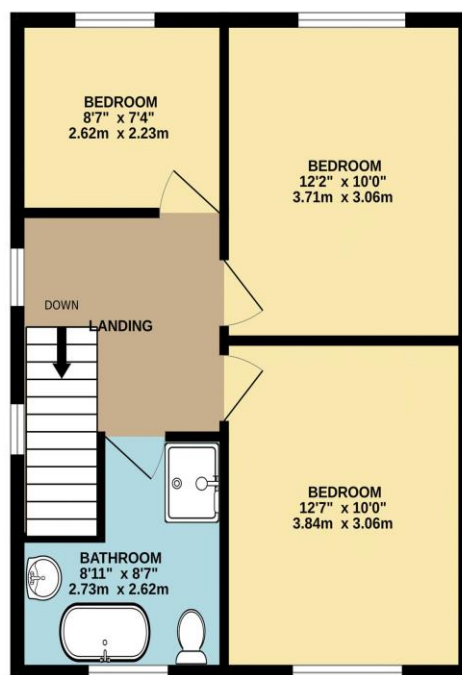




GROUND FLOOR  
499 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR  
461 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 961 sq.ft. (89.3 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		