PASSIONATE ABOUT PROPERTY

IMMINGHAM 01469 564294



Steeping Drive Immingham DN40 2DS

Offers in the Region Of £139,950

Perfect for young families, first-time buyers and investors is this deceptively spacious two bed semi-detached house found in the town of Immingham. Occupying a good-sized plot the property is within close proximity to a range of local amenities and good schools for all ages. The property also has excellent road links with both the A180 and Grimsby easily accessible. With modern decor throughout, the property briefly comprises of an entrance hallway, lounge and kitchen/diner. Heading to the first floor there are two bedrooms both with fitted wardrobes, a shower room with double shower, this having previously been a third bedroom, and a separate family bathroom. To the outside of the property, there are well-maintained gardens to the front and rear, along with a long driveway providing ample off-road parking and a detached garage.

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 <u>Closed</u>





CROFTS



Lounge

17' 3" x 11' 11" (5.25m x 3.63m)

This room benefits from laminate wood flooring, wallpapered decor with dado rail, radiator and uPVC window to the front elevation.

Kitchen/Diner

15' 0" x 15' 0" (4.57m x 4.57m)

Benefitting from ample curved base and wall mounted units, 1.5 composite sink with mixer-tap, four-ring electric Bosch hob, integrated fridge freezer and double oven, radiator, modern worktop with splashback, wallpapered decor, tiled-effect flooring, plumbing for a washing machine and dishwasher, space for several appliances including a dryer, separate undercounter fridge and freezer, tiled flooring, uPVC double-glazed windows to the side and rear elevation and uPVC door leading to the garden.

Master bedroom

14' 5" x 8' 9" (4.39m x 2.66m)

Bedroom one, with modern decor and feature wallpaper, briefly comprises of internal storage and built-in cupboard and mirrored wardrobes with sliding doors, laminate flooring, radiator and uPVC double-glazed windows to the front elevation.

Bedroom 2

11' 3" x 8' 9" (3.43m x 2.66m)

Bedroom two briefly comprises of built-in mirrored wardrobes with sliding doors, neutral modern decor with wallpapered feature wall, laminate flooring, radiator and uPVC double-glazed windows to the rear elevation.

Shower room

Briefly comprising of modern, neutral decor, vinyl flooring, a double shower including rainwater showerhead, Worcester boiler, radiator and uPVC double-glazed window to the front elevation.

Bathroom

6' 5" x 6' 0" (1.95m x 1.83m)

This family bathroom comprises of a white three-piece suite including bath, WC and basin with vanity unit. radiator, vinyl flooring and uPVC double-glazed window to the rear elevation.



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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, 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

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.

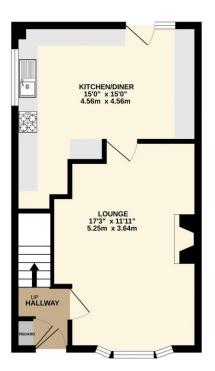
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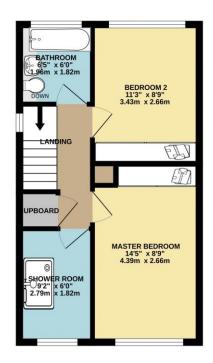






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TOTAL FLOOR AREE: 1:62 sq.ft. (7.0.8 sq.m.) approx. White very attempt has been made service the accuracy of the doopsin contained here, reasurements of doors, windows, rooms and any other terms are approximate and no responsibility is taken for any error, mission or mis-services, systems and applications show have not been tested and no guarantee as to the adve with Metrops CC205

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