



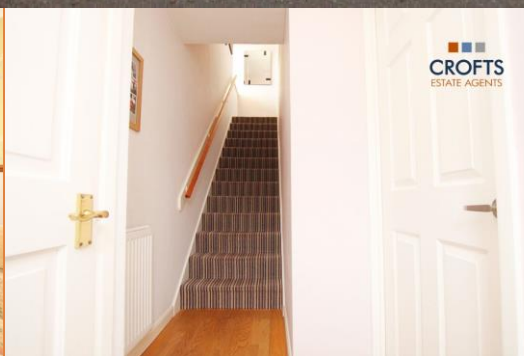
# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

IMMINGHAM

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



**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 : 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

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.

**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.

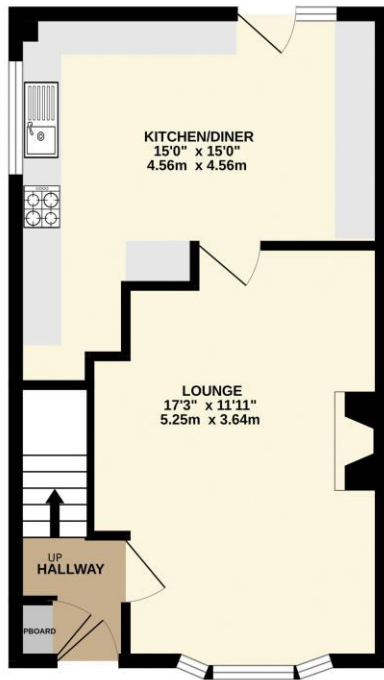
**Mortgage and Financial Advice**

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.

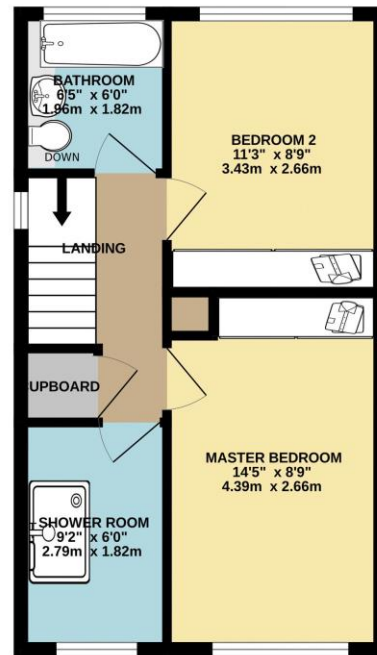
**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



GROUND FLOOR  
386 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 762 sq.ft. (70.8 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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