



CROFTS ESTATE AGENTS

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



CROFTS
ESTATE AGENTS



High Street
Kirmington
DN39 6YZ

Offers in the Region Of
£165,000

Nestled in the sought-after village of Kirmington, this two-bedroom semi-detached property presents an exciting opportunity for buyers looking to create their ideal home. Requiring a scheme of modernisation throughout, the property offers a blank canvas for those eager to add their own style and value. The accommodation comprises an entrance hallway, a spacious living room, dining room, conservatory, kitchen and bathroom. Upstairs, there are three generously sized bedrooms. Externally, the property benefits from a good-sized rear garden, detached garage and off-road parking to the front. Located in a quiet, well-established residential area, the property is within close proximity to local amenities, reputable schools, and excellent transport links, including easy access to the A180 and Humberside Airport. Whether you are an investor, a first-time buyer, or someone seeking a project, this property represents a fantastic chance to breathe new life into a well-positioned home in this attractive village setting.

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

10' 1" x 14' 9" (3.07m x 4.49m)

Benefitting from carpeted flooring, radiator, dual aspect uPVC windows and gas fire place.

Dining Room

7' 9" x 8' 6" (2.36m x 2.59m)

Adjacent to the lounge, this room comprises of carpeted flooring, tasteful decor and uPVC window to the side elevation.

Kitchen

7' 9" x 15' 9" (2.36m x 4.80m)

Found at the rear of the property is this spacious kitchen, offering base and wall mounted units, sink with drainer, integral oven with hob and extractor above, tiled flooring and splashback and uPVC window to the rear.

Conservatory

6' 10" x 9' 7" (2.08m x 2.92m)

Bedroom 1

10' 1" x 14' 9" (3.07m x 4.49m)

Bedroom one briefly comprises of carpeted flooring, radiator, coving and dual aspect uPVC windows, which allow plenty of natural daylight to enter.

Bedroom 2

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

Bedroom two briefly comprises of carpeted flooring, radiator and uPVC window to the rear elevation.

Bedroom 3

9' 2" x 9' 7" (2.79m x 2.92m)

Bedroom three briefly comprises of carpeted flooring, radiator and uPVC window to the front elevation.

Bathroom

5' 5" x 6' 2" (1.65m x 1.88m)

Located on the ground floor, the bathroom benefits from a bath, WC, basin, radiator and uPVC window to the side elevation.

Externally

Externally there is ample off road parking with a large detached garage found at the end of the driveway. There is also generously sized front and rear gardens.

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 : 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.

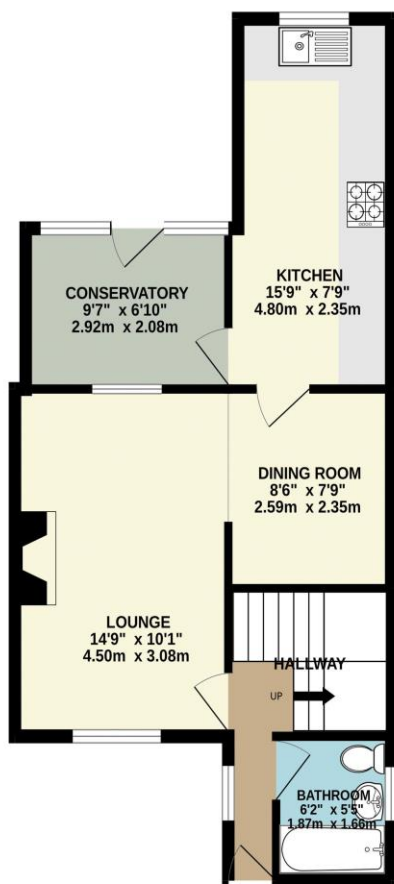
Mortgage and Financial Advice

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.

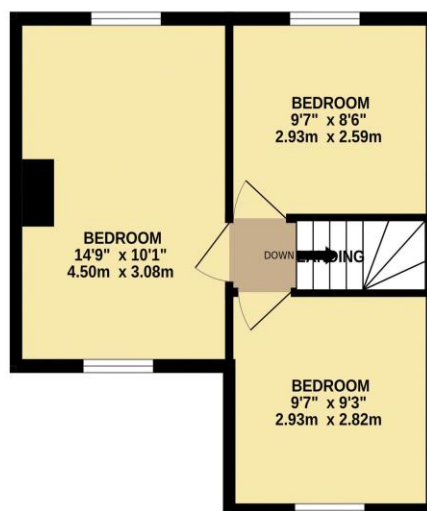
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
486 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 832 sq.ft. (77.3 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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