



# 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

  
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ESTATE AGENTS



**6 Paddock Court  
Immingham  
DN40 1LS**

**Offers in the Region Of  
£230,000**

Situated in the thriving town of Immingham, this impressive four-bedroom detached residence blends stylish modern design with spacious family living. Perfectly positioned in a peaceful residential area, the property offers the ideal combination of comfort, convenience, and curb appeal. Occupying a large corner plot the property is located close to good schools for children of all ages, shops, and transport links, making this an ideal family home. The ground floor boasts a generous open-plan lounge-diner, modern kitchen and WC. Upstairs, the property features four spacious bedrooms, and a stylish four piece bathroom suite. Externally, the home benefits from a private driveway with ample off-road parking and an integral garage. The rear garden is an excellent space ideal for entertaining, or al-fresco dining.

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/Diner

13' 1" x 20' 3" (3.98m x 6.17m)

Open plan, this room boasts gloss finish laminate flooring, modern decor with panelling around the TV, two radiators, bay window and uPVC sliding door to the rear.

### Kitchen

9' 1" x 13' 0" (2.77m x 3.96m)

This stylish kitchen benefits from base and wall mounted units with gold handles to compliment, integral double oven, 5 ring gas hob with extractor above, one and a half sink with drainer, tiled flooring, LED lighting, tiled splashback and uPVC window and door to the rear.

### Bedroom 1

9' 10" x 13' 5" (2.99m x 4.09m)

Bedroom one briefly comprises of comprises of carpeted flooring, radiator, modern decor, built in wardrobes and uPVC window to the front elevation.

### Bedroom 2

10' 2" x 10' 5" (3.10m x 3.17m)

Bedroom two briefly comprises of modern decor, radiator and uPVC window to the rear elevation.

### Bedroom 3

9' 1" x 9' 10" (2.77m x 2.99m)

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

### Bedroom 4

7' 2" x 9' 1" (2.18m x 2.77m)

Bedroom four briefly comprises of modern decor, radiator and uPVC window to the rear elevation.

### Bathroom

6' 0" x 10' 5" (1.83m x 3.17m)

This elegant four piece bathroom suite boasts a freestanding bath, corner shower, WC, vanity basin column radiator, tiled flooring and uPVC window to the rear elevation.

### Externally

Externally, the home benefits from a private driveway with ample off-road parking and an integral garage. The rear garden is an excellent space ideal for entertaining, or al-fresco dining.

**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 C: 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**

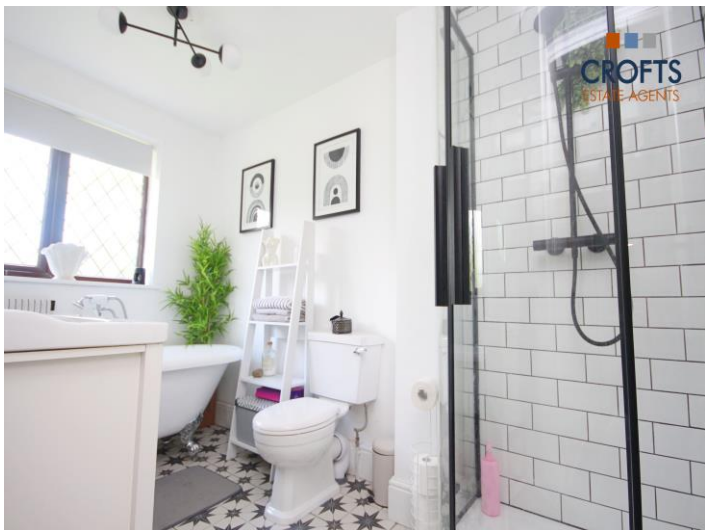
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

**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.**

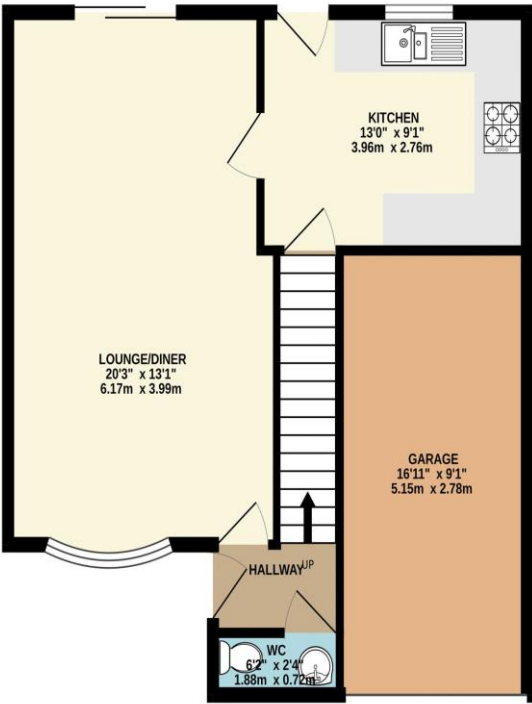




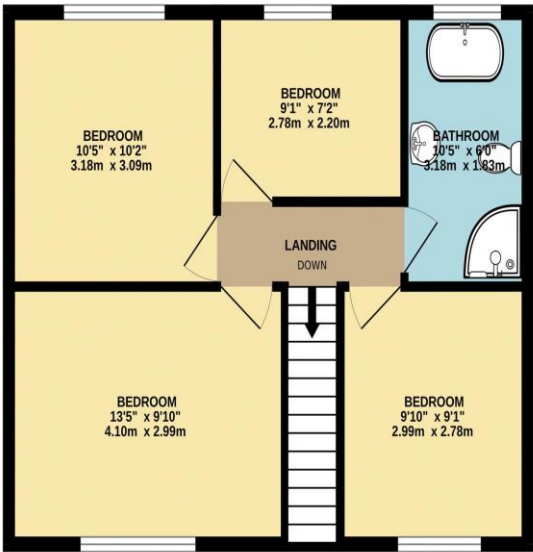




GROUND FLOOR  
601 sq.ft. (55.8 sq.m.) approx.



1ST FLOOR  
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 1112 sq.ft. (103.3 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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