



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



90 Brocklesby Avenue
Immingham
DN40 2AT

Offers in the Region Of
£265,000

Welcome to this beautifully presented four-bedroom detached home located in the highly sought-after Habrough Fields development. Designed with modern family living in mind, this property combines stylish interiors with generous space, all nestled within a peaceful, well-connected community. Set within the town of Immingham, this home offers the best of both worlds: a tranquil residential setting with easy access to local schools, parks, and transport links. Heading inside the property will reveal the entrance hallway, lounge, WC, kitchen-diner and utility. To the first floor you will find four excellent size bedrooms, en-suite to the master and family bathroom suite. Outside there is off road parking with integral garage and a well proportioned rear garden ideal for outdoor entertaining. Whether you're upsizing or simply seeking more room to grow, this stylish and well-appointed property delivers comfort, space, and convenience in equal measure.

Address : 21 Kennedy Way, Immingham, DN40 2AB
Email : immingham@croftsestateagents.co.uk
Website : www.croftsestateagents.co.uk

OFFICE HOURS

Mon to Fri
Saturday
Sunday

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



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

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

13' 6" x 13' 11" (4.11m x 4.24m)

Beautifully presented, this cosy living room boasts modern decor, gas fire place, carpeted flooring, radiator and uPVC walk in bay window.

Dining Room

8' 9" x 10' 6" (2.66m x 3.20m)

Adjacent to the kitchen, this room benefits from matching vinyl flooring to the kitchen, neutral decor and uPVC sliding door to the rear.

Kitchen

9' 2" x 13' 9" (2.79m x 4.19m)

Offering base and wall mounted units, a range of integral appliances which include oven, dishwasher and fridge, vinyl flooring, LED lighting and gas hob with extractor above. There is also a one and a half sink with drainer and a small utility area with additional storage and plumbing for a washing machine,

WC

2' 8" x 5' 0" (0.81m x 1.52m)

Bedroom 1

9' 10" x 17' 8" (2.99m x 5.38m)

Bedroom one briefly comprises of carpeted flooring, en-suite, radiator, modern decor and uPVC window to the front elevation.

En-suite

4' 2" x 7' 3" (1.27m x 2.21m)

This modern en-suite benefits from a shower cubical with sliding door, WC, vanity basin, towel rail radiator, vinyl flooring, LED lighting and uPVC window to the rear elevation.

Bedroom 2

9' 2" x 12' 3" (2.79m x 3.73m)

Bedroom two briefly comprises of carpeted flooring, neutral decor with feature wall, radiator and uPVC window to the rear elevation.

Bedroom 3

9' 2" x 13' 10" (2.79m x 4.21m)

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

Bedroom 4

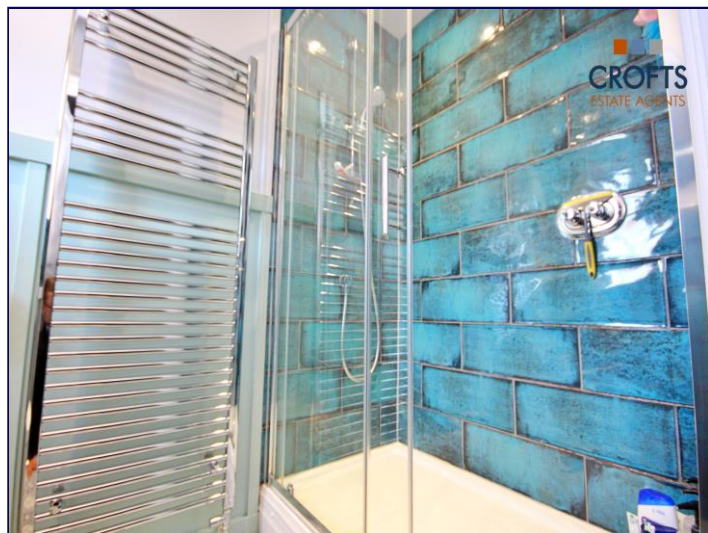
8' 5" x 10' 6" (2.56m x 3.20m)

Far from box shape room, the fourth bedroom comprises of carpeted flooring, radiator and uPVC window to the front elevation.

Bathroom

6' 4" x 7' 3" (1.93m x 2.21m)

Benefitting from a bath with shower above, WC, basin, towel rail radiator, part tiled walls and uPVC window to the rear elevation.



OFFICE HOURS

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 D: 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.

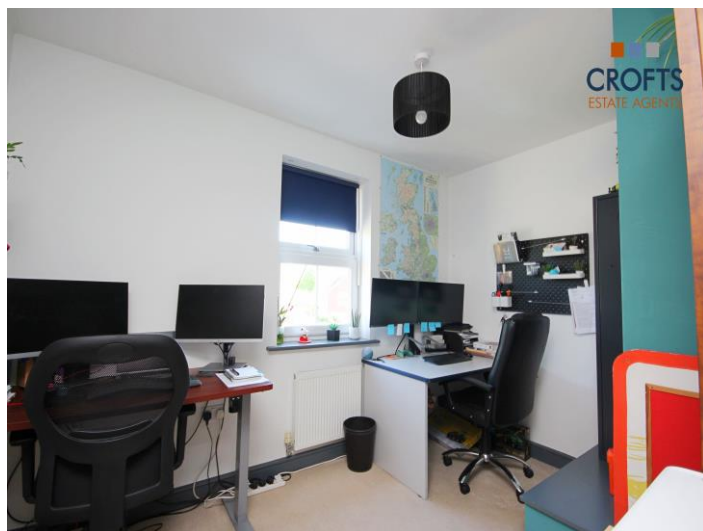
Property Management

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

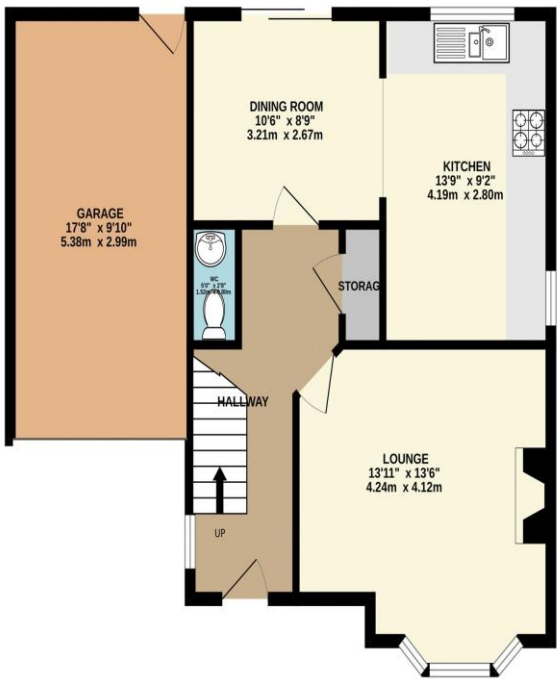
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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

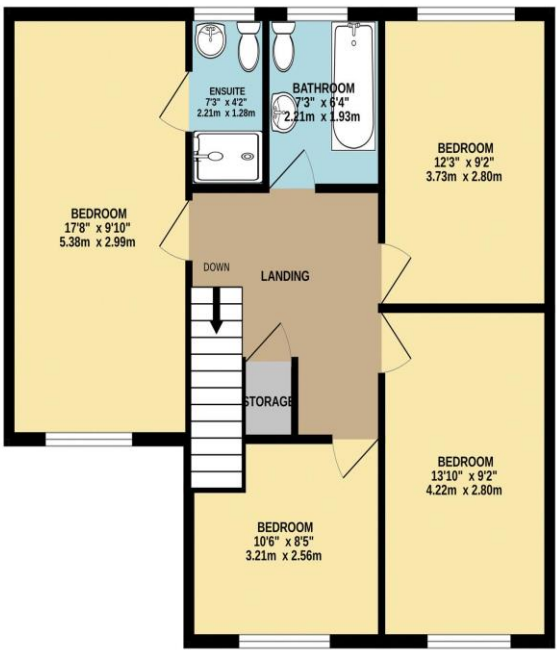




GROUND FLOOR
669 sq.ft. (62.2 sq.m.) approx.

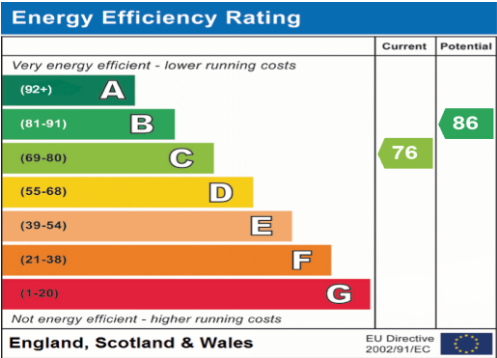


1ST FLOOR
687 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA : 1357 sq.ft. (126.0 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.
Made with Metropix ©2023



DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.
Crofts estate agents Immingham is operated as a franchise and trademark by KMG estates (Immingham) Ltd, trading as Crofts estate agents Immingham. Registered in England. Company Number 14308294