



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


CROFTS
ESTATE AGENTS



High Street
Kirmington
DN39 6YZ

Offers in the Region Of
£190,000

Located in the desirable village of Kirmington, this beautifully refurbished three bedroom semi-detached house offers modern living within a charming rural setting. Stylishly presented throughout, the property is ready to move straight into and would make an ideal family home. Well positioned, the property is within easy reach of Immingham, Habrough Train Station, Humberside Airport and the Humber bridge. The accommodation briefly comprises a welcoming entrance hall, spacious lounge with feature fireplace, dining room, modern kitchen and the family bathroom suite. Upstairs, there are three well-proportioned bedrooms. Externally, the property enjoys a generous rear garden, perfect for family use or outdoor entertaining, together with ample off-road parking to the front.

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' 0" x 14' 8" (3.05m x 4.47m)

Benefitting from brand new carpeted flooring, radiator, neutral decor and dual aspect uPVC windows.

Dining Room

9' 7" x 11' 6" (2.92m x 3.50m)

Adjacent to the kitchen, this room briefly comprises of brand new carpeted flooring, radiator, neutral decor and uPVC window to the side elevation.

Kitchen

7' 9" x 15' 7" (2.36m x 4.75m)

This modern kitchen benefits from laminate flooring, base and wall mounted navy blue shaker units, 1 and a half sink, integral oven with hob and extractor above, part tiled walls and uPVC window and door.

Bedroom 1

10' 0" x 14' 8" (3.05m x 4.47m)

Bedroom one briefly comprises of brand new carpeted flooring, radiator, neutral decor and dual aspect uPVC window.

Bedroom 2

8' 8" x 9' 7" (2.64m x 2.92m)

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

Bedroom 3

9' 0" x 9' 7" (2.74m x 2.92m)

Bedroom three briefly comprises of brand new carpeted flooring, radiator, neutral decor and uPVC window to the rear elevation.

Bathroom

5' 7" x 5' 9" (1.70m x 1.75m)

Located on the first floor is this brand new bathroom suite, boasting bath with overhead shower, WC, vanity basin, tiled walls, LD lighting and uPVC window to the side 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

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.

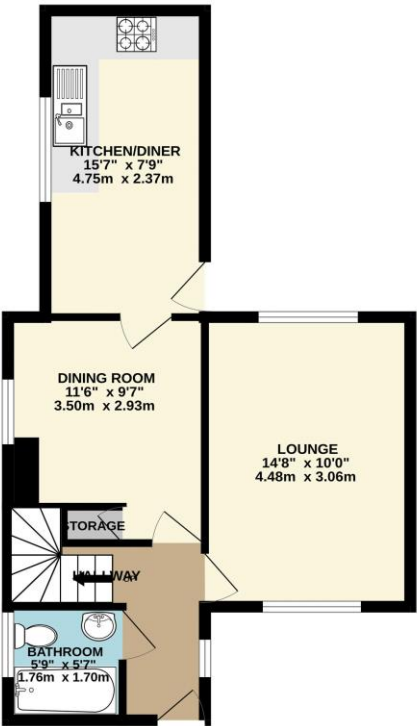
Mortgage and Financial Advice

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
461 sq.ft. (42.9 sq.m.) approx.



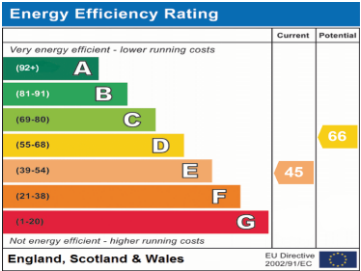
1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 806 sq.ft. (74.8 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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