



CROFTS ESTATE AGENTS

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IMMINGHAM

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


CROFTS
ESTATE AGENTS



**Weston Grove
Immingham
DN40 2DE**

**Offers in the Region
Of £205,000**

Being sold with NO FORWARD CHAIN, this beautifully presented two/three bedroom detached bungalow offers an excellent blend of modern comfort and versatile living space, all set within a popular residential area of Immingham. Located in the well-served town of Immingham, the property enjoys easy access to local shops, schools, healthcare facilities, and excellent transport links. Step inside and you are greeted by a welcoming entrance hall leading to a spacious open plan lounge-diner. The modern fitted kitchen is both practical and attractive, featuring quality units and ample storage. The property also benefits from two generously sized double bedrooms, with the flexibility of creating a third bedroom and a wet room. Externally, the bungalow stands within a well-maintained plot, offering attractive gardens to the front and rear. The rear garden provides a private outdoor space, ideal for relaxing or entertaining. A driveway and integral garage ensure ample off-road parking and additional storage. This is a superb opportunity to acquire a stylish home in a sought-after location – perfect for downsizers, small families, or anyone looking for a well-presented detached property.

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-diner

17' 8" x 19' 5" (5.38m x 5.91m)

This spacious, open plan lounge-diner benefits from LVT flooring, neutral decor, radiator, uPVC window to the front elevation and uPVC French doors to the rear.

Kitchen

7' 1" x 13' 7" (2.16m x 4.14m)

This modern kitchen, which was only fitted 2 years ago, benefits from base and wall mounted units, laminate flooring, integral oven, hob with extractor above, sink with drainer and uPVC door to the rear.

Bedroom 1

11' 5" x 19' 5" (3.48m x 5.91m)

Previously two bedrooms, this room has been open up to create a large master bedroom, which boasts carpeted flooring, radiator, built in storage, modern decor, uPVC window to the rear elevation and bi-fold doors.

Bedroom 2

8' 6" x 8' 6" (2.59m x 2.59m)

Briefly comprising of carpeted flooring, radiator, modern decor and uPVC window to the front elevation.

Wet room

5' 0" x 8' 6" (1.52m x 2.59m)

This wet room comprises of a shower, WC, basin, towel rail radiator, extractor fan and uPVC window to the rear elevation.

Externally

Externally, the bungalow stands within a well-maintained plot, offering attractive gardens to the front and rear. The rear garden provides a private outdoor space, ideal for relaxing or entertaining. A driveway and integral garage ensure ample off-road parking and additional storage.

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 C: 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.

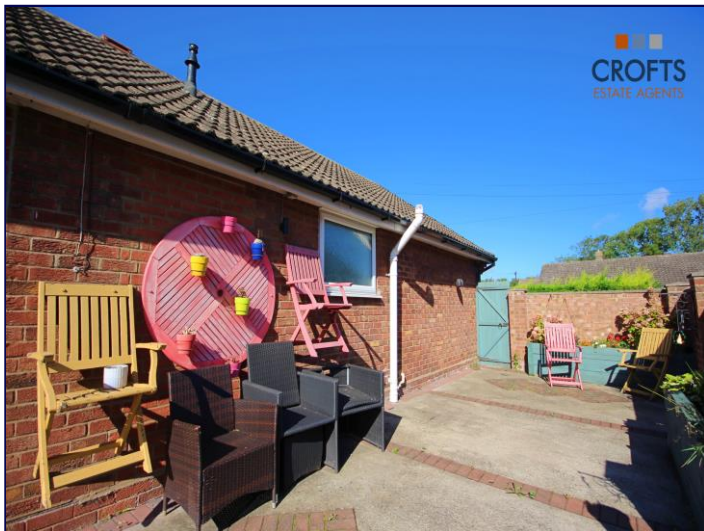
Property Management

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.

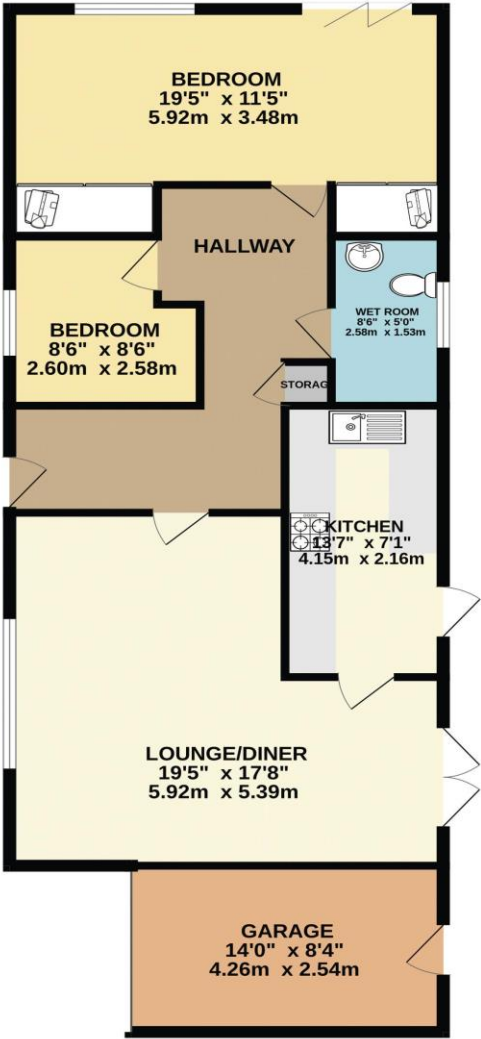
Mortgage and Financial Advice

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
951 sq.ft. (88.4 sq.m.) approx.



TOTAL FLOOR AREA : 951 sq.ft. (88.4 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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