



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

**13 Orkney Place
Immingham
DN40 1RL**

**Offers in the Region
Of £268,000**

Situated on a quiet, picturesque cul-de-sac in a desirable part of Immingham is this stylish, spacious four bedroom detached dormer bungalow, an ideal family home. Within close proximity to a range of local amenities with good schools for all ages within walking distance, the property also has excellent road links with both the A180 and Grimsby easily accessible. With modern decor throughout, the property briefly comprises of a spacious hallway, spacious open-plan lounge leading into an open-plan dining room, generously proportioned family room providing the opportunity for flexible accommodation, well appointed kitchen/dining room, utility room, rear hallway and cloakroom. Heading to the first floor there are four bedrooms and a family bathroom. To the outside of the property, there is a drive-through driveway bordered by chippings and leading to the gated driveway and detached garage, providing ample off-road parking. To the rear is a generously proportioned, well-maintained lawned garden straddled by ornamental chipping borders leading to a patio, further seating area, ideal for entertaining and family gatherings, as well as space for two large sheds and a generously-sized summerhouse/garden office.

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



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Hallway

The spacious Hallway welcomes you with its modern, neutral decor including feature wallpapered wall, wood-effect vinyl flooring, radiator, uPVC double-glazed window, composite door to the front elevation, and modern, feature banister leading-up the carpeted staircase.

Kitchen/Breakfast Room

9' 10" x 13' 3" (2.99m x 4.04m)

The Kitchen/Breakfast Room benefits from luxury flooring, modern decor including splashback wall tiles, ample contemporary white gloss wall and base units and modern worktop, NEEF four ring induction hob, integrated oven, extractor hood, sink and draining board with mixer tap, space for washing machine, dishwasher and American-style fridge/freezer and uPVC, double-glazed windows to the rear elevation.

Lounge

15' 10" x 12' 0" (4.82m x 3.65m)

The Lounge, being open plan with the Dining Room briefly comprises of modern decor with feature wall, carpeted flooring, radiator and uPVC double-glazed bay-style windows to the front elevation.

Dining Room

7' 1" x 12' 0" (2.16m x 3.65m)

The open plan Dining Room benefits from modern decor with feature wall, wood-effect laminate flooring, modern, tall wall radiator, space for a family dining table and uPVC, double-glazed windows and French doors to the rear elevation, the French doors leading out onto the rear garden, ideal for entertaining.

Family Room

17' 5" x 10' 0" (5.30m x 3.05m)

The Family Room benefits from modern, neutral decor, wood-effect laminate flooring, two radiators and uPVC, double-glazed windows to the front and side elevation.

Rear Hall

The Rear Hall briefly comprises of modern, neutral decor, luxury flooring and double-glazed, composite rear door to the side elevation.

Cloakroom

4' 7" x 4' 6" (1.40m x 1.37m)

The Cloakroom benefits from neutral decor, modern, tile-effect flooring, corner hand basin, W.C. and uPVC, double-glazed window to the rear elevation.

Utility Room

2' 7" x 4' 6" (0.79m x 1.37m)

The useful Utility Room benefits from space for a chest freezer and built-in storage shelves.

Landing

The Landing briefly comprises of neutral decor, carpeted flooring, access to the carpeted airing cupboard which includes built-in shelves and access to the loft hatch.

Master Bedroom

10' 0" x 16' 10" (3.05m x 5.13m)

The Master Bedroom benefits from modern, neutral decor with wallpapered feature wall, luxury carpeted flooring, radiator, built-in wardrobes and uPVC double-glazed windows to the front elevation.

Bedroom 2

9' 10" x 12' 6" (2.99m x 3.81m)

Bedroom 2 briefly comprises of modern decor including wallpapered feature wall, carpeted flooring, radiator, built-in wardrobes with sliding doors and uPVC double-glazed window to the rear elevation.

Bedroom 3

8' 5" x 10' 0" (2.56m x 3.05m)

Bedroom 3 benefits from modern, neutral decor, carpeted flooring, radiator, built-in wardrobes with sliding doors and uPVC double-glazed window to the front elevation.

Bedroom 4

11' 5" x 7' 2" (3.48m x 2.18m)

Bedroom 4 briefly comprises from modern, neutral decor, carpeted flooring, radiator, built-in wardrobes with sliding doors and uPVC double-glazed window to the rear elevation.

Family Bathroom

8' 6" x 8' 10" (2.59m x 2.69m)

The Family Bathroom benefits from built-in vanity base units with luxury worktop and 'his and hers' basins with mixer taps, W.C., heated towel rail, bath with mixer tap, shower screen and over bath shower with rainfall shower head, neutral, modern floor and wall tiles throughout, spotlight ceiling lighting and uPVC double-glazed window to the rear elevation.

Exterior

To the exterior, to the front there is a drive-through driveway bordered by chippings and leading to the gated driveway and detached garage, providing ample off-road parking. To the rear is a generously proportioned, enclosed, well-maintained lawned garden straddled by ornamental chipping borders leading to a patio and further seating area, ideal for entertaining and family gatherings. There is also space for two large sheds and a generously-sized summerhouse/garden office.



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

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.



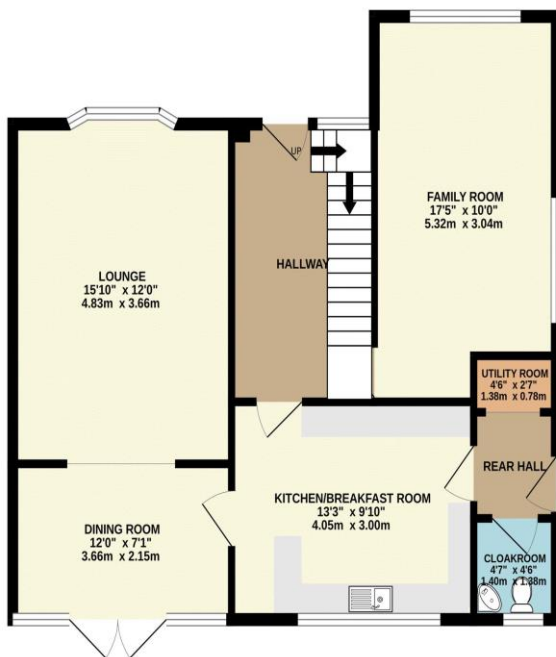
Mortgage and Financial Advice

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.

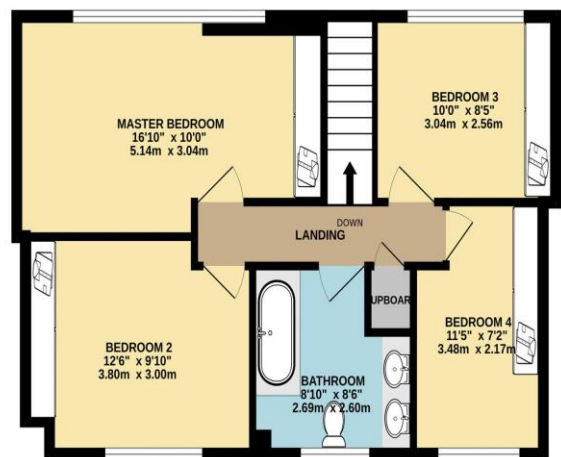
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
719 sq.ft. (66.8 sq.m.) approx.

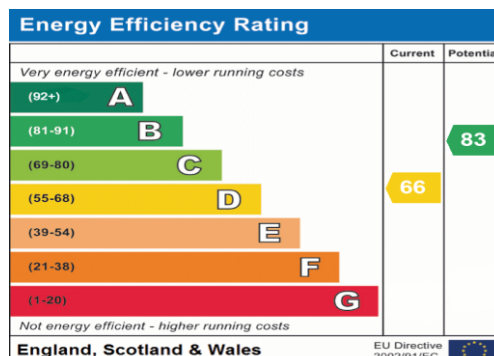


1ST FLOOR
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA : 1284 sq.ft. (119.2 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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