



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



43 Riby Road
Keelby
DN41 8ER

Offers in the Region Of
£340,000

Situated in the sought-after village of Keelby and being sold with NO FORWARD CHAIN, this impressive four bedroom detached house offers generous living space throughout, making it an ideal family home. The property boasts a welcoming layout with multiple reception rooms, a well-appointed kitchen, and four well-proportioned bedrooms with the master bedroom benefitting from an en-suite. Set on a substantial plot, the home enjoys beautifully manicured gardens to the front and rear, providing both privacy and space for outdoor entertaining. An integral double garage adds further convenience, along with ample off road parking. Perfectly combining space, comfort, and a desirable village location, this property is one not to be missed.

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

12' 2" x 21' 6" (3.71m x 6.55m)

A generous and inviting living space, offering plenty of room for family life and entertaining, with natural light enhancing the bright and airy feel.

Dining Room

9' 11" x 11' 6" (3.02m x 3.50m)

Access via the living room or kitchen, this room comprises of carpeted flooring, radiator, neutral decor and uPVC door to the rear elevation.

Kitchen

11' 6" x 16' 9" (3.50m x 5.10m)

This modern kitchen benefits from a range of base and wall mounted shaker units, integral appliances including fridge freezer and oven, hob with extractor above, sink with drainer and uPVC window to door to the rear.

Conservatory

11' 11" x 13' 7" (3.63m x 4.14m)

A bright and versatile space overlooking the garden, perfect for dining, relaxing, or entertaining all year round.

Bedroom 1

11' 10" x 12' 1" (3.60m x 3.68m)

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

En-suite

5' 5" x 9' 6" (1.65m x 2.89m)

Benefitting from a shower cubical, WC, vanity basin, towel rail radiator and uPVC window to the side elevation.

Bedroom 2

10' 0" x 11' 6" (3.05m x 3.50m)

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

Bedroom 3

7' 5" x 10' 7" (2.26m x 3.22m)

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

Bedroom 4/Study

8' 0" x 10' 11" (2.44m x 3.32m)

Located on the first floor is this versatile room which creates a potential fourth bedroom/sitting room. Briefly comprising of carpeted flooring, neutral decor, radiator and uPVC window to the rear elevation.

Bathroom

5' 5" x 8' 7" (1.65m x 2.61m)

Benefitting from a bath, WC, basin, radiator and uPVC window to the rear elevation.

Externally

Set on a substantial plot, the home enjoys beautifully manicured gardens to the front and rear, providing both privacy and space for outdoor entertaining. An integral double garage adds further convenience, along with ample driveway parking.



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 E: 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.

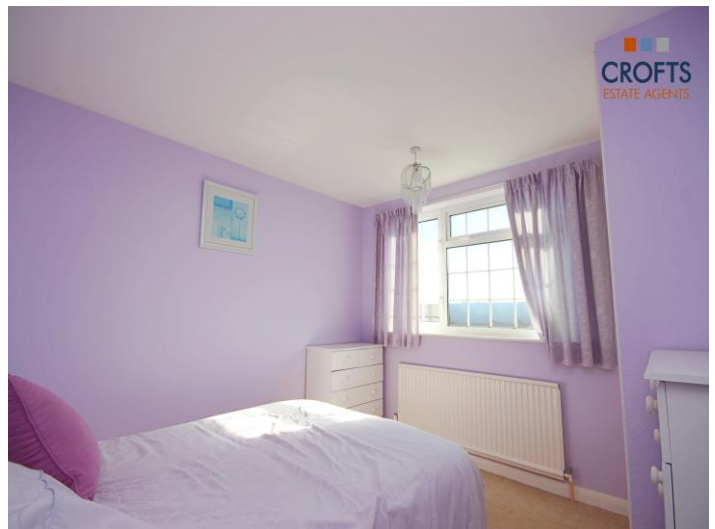
Property Management

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

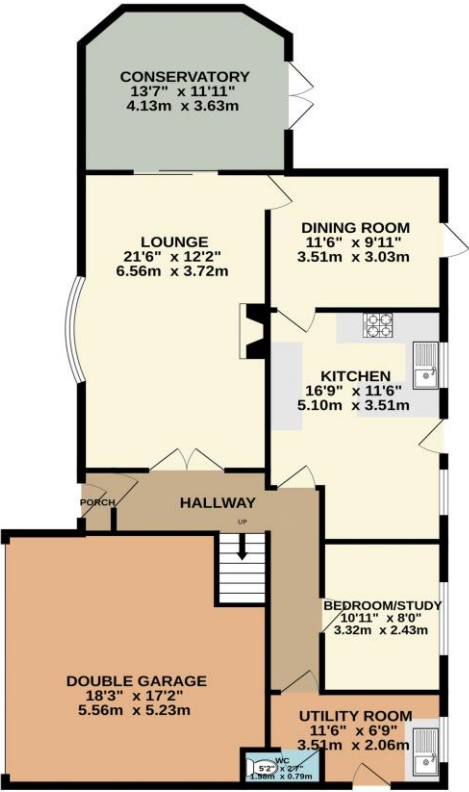
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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

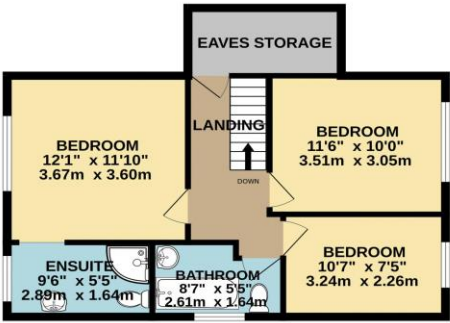




GROUND FLOOR
1294 sq.ft. (120.2 sq.m.) approx.



1ST FLOOR
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA: 1843 sq.ft. (171.2 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.

Made with Metropix 62025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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