



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



70 Brocklesby Avenue
Immingham
DN40 2AT

Offers in the Region Of
£245,000

Crofts Estate Agents are pleased to present this immaculate four bed detached house, situated on the increasingly popular Habrough Fields development. Found on the outskirts of the town of Immingham, this property is well equipped with a range of local amenities, public houses, takeaways and schools for children of all ages. Internal viewing will reveal the open plan lounge-diner, kitchen, utility and WC. Heading to the first floor you will find four bedrooms, all being a good size, with en-suite to the master bedroom and family bathroom. Externally, there is off road parking with integral garage and generous size gardens to the front and rear. The property also benefits from solar panels to the roof, which provide low cost electricity. Early Viewing is strongly advised to ensure you don't miss out on this beautifully presented property.

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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Lounge

11' 5" x 17' 1" (3.48m x 5.20m)

Dining Room

8' 8" x 9' 4" (2.64m x 2.84m)

Kitchen

9' 1" x 12' 11" (2.77m x 3.93m)

Utility room

5' 2" x 9' 4" (1.57m x 2.84m)

Bedroom 1

9' 4" x 14' 3" (2.84m x 4.34m)

En-suite

5' 7" x 6' 11" (1.70m x 2.11m)

Bedroom 2

8' 5" x 12' 2" (2.56m x 3.71m)

Bedroom 3

8' 8" x 9' 4" (2.64m x 2.84m)

Bedroom 4

9' 10" x 14' 6" (2.99m x 4.42m)

Bathroom

5' 7" x 6' 11" (1.70m x 2.11m)

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.

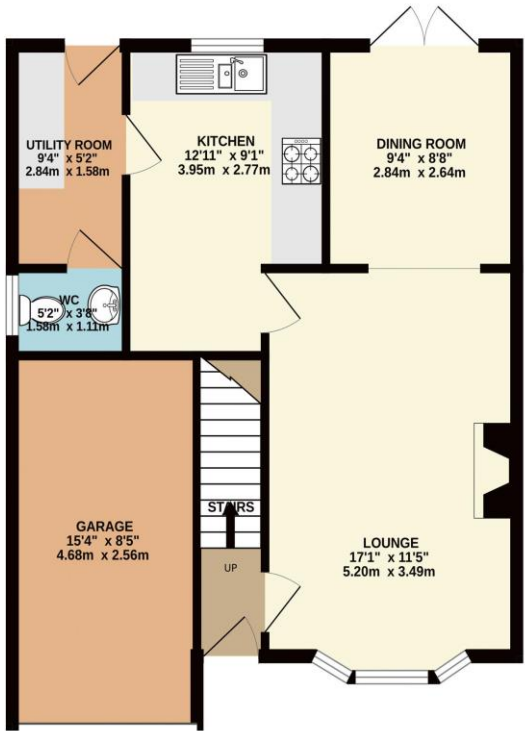
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



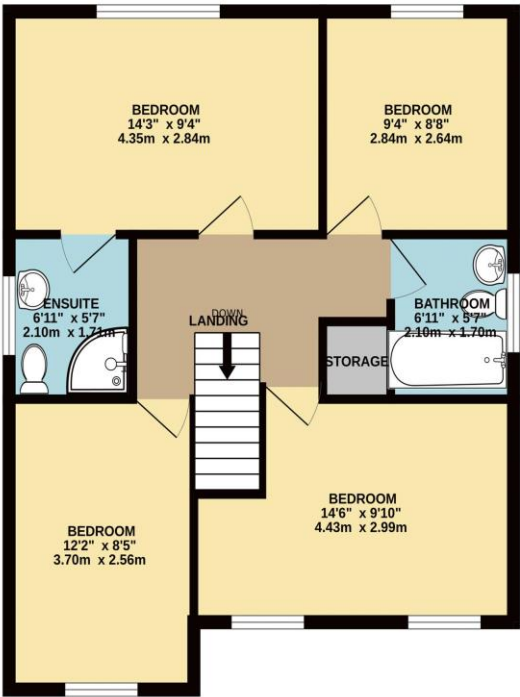




GROUND FLOOR
607 sq.ft. (56.4 sq.m.) approx.



1ST FLOOR
609 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA: 1215 sq.ft. (112.9 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	90 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		