



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



6 Shetland Way
Immingham
DN40 1RJ

Offers in the Region Of
£220,000

This attractive three bedroom detached property is situated in a popular and quiet residential area of Immingham, offering a well-balanced layout ideal for family living. Located close to local schools, shops, and excellent road links, this is a superb opportunity to acquire a move-in ready family home. The home boasts a welcoming entrance porch, spacious lounge-diner, stylish fitted kitchen with dining space and utility. Upstairs, there are three generously sized bedrooms along with a well-appointed family bathroom suite. Externally, the property benefits from a neat front garden with driveway providing off-road parking, together with an enclosed rear garden offering a perfect space for relaxing or entertaining.

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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Entrance Porch

Entering into the entrance hall reveals a window to the side elevation and a carpeted floor.

Lounge/Diner

23' 3" x 16' 4" at widest (7.08m x 4.99m)

The lounge-diner dual aspect windows to the front and side elevation, French doors to the side elevation, coving to the ceiling, two radiators and a brand new carpeted floor.

Breakfast kitchen

7' 11" x 16' 8" (2.41m x 5.07m)

The breakfast kitchen has two windows to the rear elevation, a door to the side, a radiator and carpeted flooring to the breakfast side. There is vinyl flooring to the kitchen area, a range of fitted units to base and eye level with complimentary tiling, a sink and draining board, an electric double oven and electric hob with extractor over.

Utility room

6' 6" x 9' 9" (1.98m x 2.98m)

The utility room has a window to the side elevation, plumbing for a washing machine and vinyl flooring.

Garage

11' 1" x 9' 9" (3.38m x 2.98m)

The garage has an up and over door, window to the side elevation and light and power.

First Floor Landing

The first floor landing has a window to the front elevation and a carpeted floor.

Bedroom One

13' 2" x 10' 3" (4.01m x 3.12m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor.

Bedroom Two

12' 11" x 10' 2" (3.94m x 3.09m)

Bedroom two has a window to the front elevation, a radiator and a carpeted floor.

Bedroom Three

7' 10" x 10' 2" (2.40m x 3.09m)

Bedroom three has a window to the rear elevation, a radiator and a carpeted floor.

Bathroom

7' 7" x 10' 3" (2.32m x 3.12m)

The bathroom has an opaque window to the rear elevation, a radiator, complimentary tiling and vinyl flooring. There is also a FOUR piece suite with a WC, basin, bath and shower cubicle with electric shower.

Dressing room

3' 11" x 5' 11" (1.19m x 1.81m)

Outside

To the front there is a driveway providing off road parking, a lawn, perimeter hedges and fencing with established shrubs. The rear garden has perimeter hedges and fencing, established shrubs and the majority of the garden is block paved and ideal for alfresco dining. Sitting under the pergola is a hot tub with power for an outdoor TV - A great outdoor entertainment space.



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.

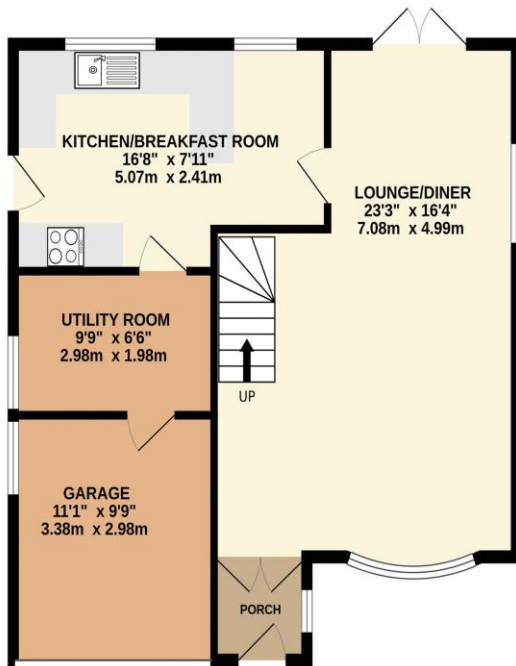
Mortgage and Financial Advice

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.

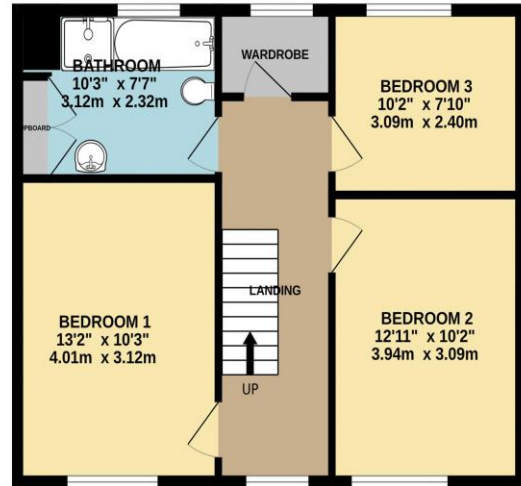
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
692 sq.ft. (64.3 sq.m.) approx.



1ST FLOOR
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA : 1254 sq.ft. (116.5 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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