



# 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

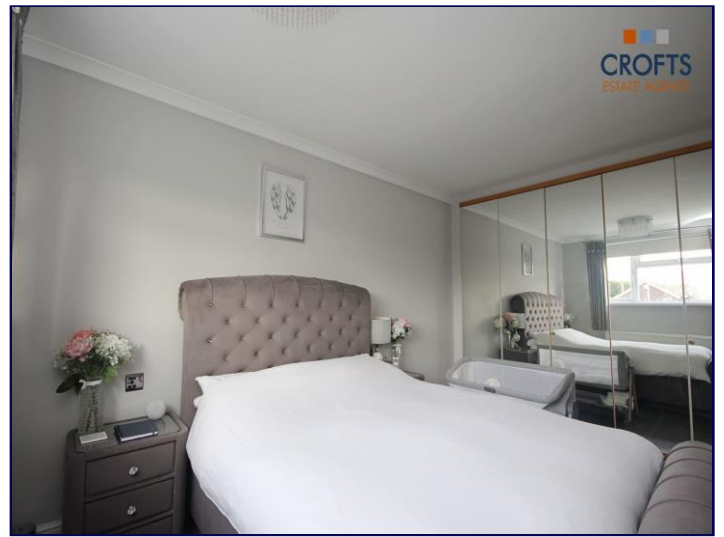


12 Beck Close  
Keelby  
DN41 8SB

Offers in the Region Of £218,000

Address : 21 Kennedy Way, Immingham, DN40 2AB  
Email : [immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)  
Website : [www.croftsestateagents.co.uk](http://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

12' 3" x 26' 6" (3.73m x 8.07m)

Open plan, the lounge diner provides plenty of space for relaxing, entertaining or dining. The room benefits from neutral decor, radiator, laminate flooring and dual aspect uPVC windows.

### Kitchen

6' 11" x 12' 10" (2.11m x 3.91m)

The kitchen has a window to the rear elevation, coving to the ceiling, plumbing for a washing machine and a tiled floor. There is also a modern range of fitted units to base and eye level with a ceramic sink and drainer with complimentary tiling and integral fridge and freezer.

### Snug

7' 1" x 8' 0" (2.16m x 2.44m)

Adjacent to the kitchen is this versatile space, which would make an ideal playroom/snug. Benefitting from laminate flooring, electric radiator, patio doors opening out to the rear garden.

### Bedroom 1

9' 1" x 13' 1" (2.77m x 3.98m)

Bedroom one briefly comprises of laminate flooring, neutral decor, built in wardrobes with mirrored doors, radiator and uPVC window to the front elevation.

### Bedroom 2

9' 0" x 9' 6" (2.74m x 2.89m)

Bedroom two briefly comprises of laminate flooring, neutral decor, radiator and uPVC window to the front elevation.

### Bedroom 3

6' 4" x 8' 4" (1.93m x 2.54m)

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

### Bathroom

5' 5" x 6' 3" (1.65m x 1.90m)

This modern bathroom suite benefits from a bath with shower above, WC, vanity basin, panelled walls, towel rail radiator and uPVC window to the rear elevation.

### Externally

Externally the property offers ample off road parking to the front with a single garage. To the rear there is laid to lawn and a patio area, perfect for families or outdoor entertaining.



**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.

**Broadband and Telecom Communications**

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

**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](http://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](http://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.

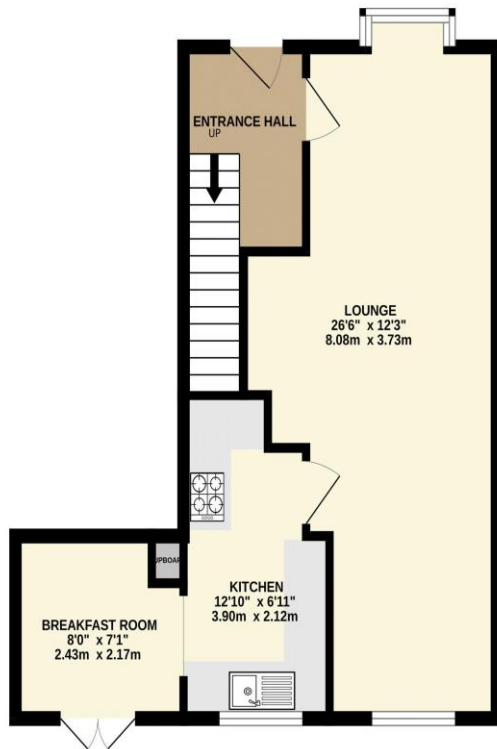
**Mortgage and Financial Advice**

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.

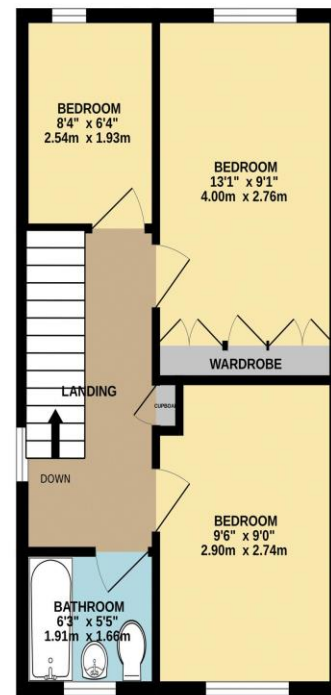
**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



GROUND FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR  
400 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 861 sq.ft. (80.0 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		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		