



86 Station Road  
Stallingborough  
DN41 8AP

Offers in the Region Of £325,000



PASSIONATE ABOUT PROPERTY

IMMINGHAM

01469 564294

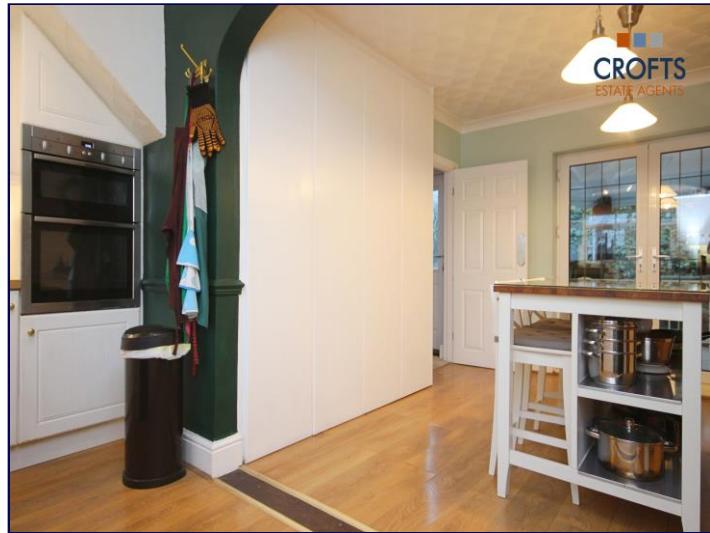
SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER

Address  
Email  
Website

: 21 Kennedy Way, Immingham, DN40 2AB  
: immingham@croftsestateagents.co.uk  
: www.croftsestateagents.co.uk

OFFICE HOURS

|            |  |
|------------|--|
| Mon to Fri | 9am to 5.30pm (Tuesday opening 9.30am) |
| Saturday   | 9am to 3pm                             |
| Sunday     | Closed                                 |



### Lounge

10' 0" x 16' 11" (3.05m x 5.15m)

Benefitting from carpeted flooring, radiator, Multi fuel duel aspect burner, uPVC window to the rear elevation and patio doors to the side.

### Dining Room

9' 11" x 16' 11" (3.02m x 5.15m)

This spacious room benefits from a Multi fuel duel aspect burner, carpeted flooring, radiator and uPVC window to the rear elevation.

### Conservatory

12' 8" x 13' 0" (3.86m x 3.96m)

Briefly comprising of tiled flooring, power and lighting, insulated roof, underfloor heating and uPVC patio doors.

### Study

7' 4" x 8' 6" (2.23m x 2.59m)

A handy addition for those who work from home, with the room briefly comprising of carpeted flooring, radiator and uPVC window to the rear elevation.

### Kitchen

6' 3" x 17' 1" (1.90m x 5.20m)

This modern kitchen boasts a belfast sink, base and wall mounted units, laminate flooring, integral oven, hob and extractor above and uPVC window to the front elevation.

### Kitchen-diner

10' 8" x 14' 0" (3.25m x 4.26m)

With floor to ceiling storage cupboards with additional under stairs storage area

### Bathroom

6' 3" x 8' 6" (1.90m x 2.59m)

Benefitting from a bath with shower above, WC, basin, tiled flooring and uPVC window to the front elevation.

### Bedroom 1

9' 11" x 13' 8" (3.02m x 4.16m)

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

### Bedroom 2

10' 0" x 13' 8" (3.05m x 4.16m)

Bedroom two briefly comprises of carpeted flooring, radiator, modern decor and uPVC window to rear elevation and built in wardrobe.

### Bedroom 3

9' 6" x 14' 0" (2.89m x 4.26m)

Bedroom three briefly comprises of carpeted flooring, radiator, with 2 built in storage cupboards, airing cupboard and dual aspect uPVC windows.

#### **Bedroom 4**

7' 6" x 10' 8" (2.28m x 3.25m)

Bedroom four briefly comprises of carpeted flooring, radiator, neutral decor and uPVC window to the side elevation.

#### **Shower Room**

6' 3" x 6' 10" (1.90m x 2.08m)

Benefitting from a corner shower cubical, WC, basin, towel rail radiator, vinyl flooring and uPVC window to the front elevation.

#### **Externally**

The property enjoys a generous south-facing garden, set on a good-sized plot that offers excellent outdoor space and all-day sunshine. The enclosed garden surrounds the property on three sides and provides a wonderful balance of lawn and usable areas, ideal for entertaining, family life, or simply relaxing in the sun. To the front of the property is an insulated garage with electric and water, along with ample off-road parking, providing practical and space for multiple vehicles—an increasingly sought-after feature.



Immingham 01469 564294

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Closed

## 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 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](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.

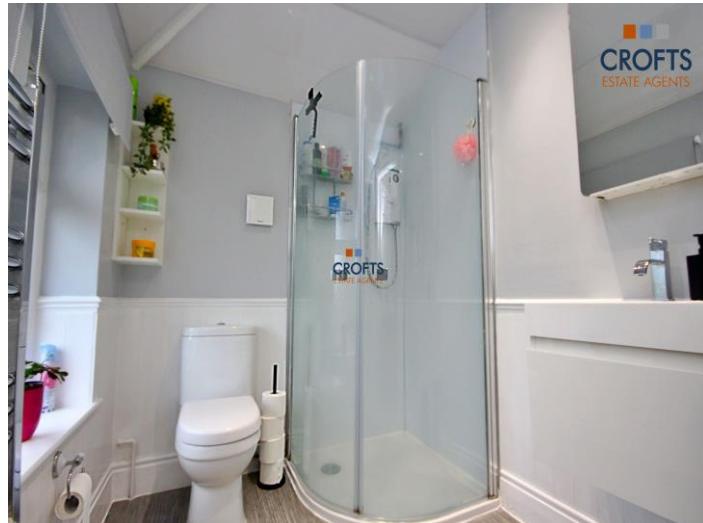
## Property Management

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  
898 sq.ft. (83.4 sq.m.) approx.

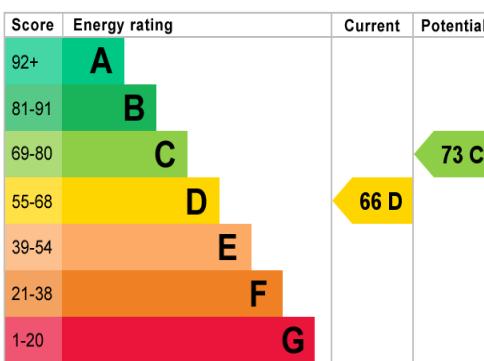
1ST FLOOR  
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA: 1522 sq.ft. (141.4 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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