



11 Calder Close
Immingham
DN40 2DP

Offers in the Region Of
£175,000

Occupying a fantastic size plot on the corner of Calder Close is this stylish three bed detached house, which is found in the popular port town of Immingham. This beautiful home is perfectly positioned with easy access to Habrough Train Station, Humberside Airport and the A180 and is also within walking distance to Immingham Civic, where you will find a wide variety of amenities. There are also good schools for children of all ages. Heading into the accommodation will reveal the entrance hallway, lounge, open plan kitchen-diner and conservatory to the rear. Upstairs there are three bedrooms, two of which are doubles and a well presented three piece family bathroom suite. The exterior of the property is excellent, with a large wrap around garden with artificial lawn and decking area and a range of plants and shrubs to add colour. To the front there is a lovely well maintained garden with conifer hedge, ample off road parking and detached garage.

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



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Lounge

11' 10" x 15' 6" (3.60m x 4.72m)

This modern reception room boasts modern decor with feature wall, laminate flooring, electric fire which is central to the wall, coving, radiator and uPVC bay window to the front elevation.

Kitchen

7' 1" x 10' 8" (2.16m x 3.25m)

Only 18 months old, this modern and stylish kitchen boasts base and wall mounted units, sink with drainer, integral oven with hob and extractor above, tiled splash back, plumbing for washing machine, vinyl flooring and uPVC window to the side elevation.

Dining Room

7' 9" x 10' 8" (2.36m x 3.25m)

Open plan, the dining area benefits from a breakfast bar with undercounter units, carpeted flooring, modern decor, column radiator, coving and uPVC window looking out to the conservatory.

Conservatory

6' 8" x 14' 6" (2.03m x 4.42m)

Found at the rear of the property, the conservatory is a lovely room to relax in during the warmer months. The room has tri-aspect uPVC windows with uPVC side door that leads you into the rear garden.

Bedroom 1

8' 10" x 14' 8" (2.69m x 4.47m)

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

Bedroom 2

8' 10" x 11' 6" (2.69m x 3.50m)

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

Bedroom-3

6' 0" x 9' 9" (1.83m x 2.97m)

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

Bathroom

6' 0" x 8' 6" (1.83m x 2.59m)

Benefitting from a bath, WC, basin, vinyl flooring, coving, towel rail radiator and opaque uPVC window to the rear elevation.

Externally

Occupying a corner plot, this home offers plenty of outdoor space ideal for an avid gardener. To the front you will find a concrete driveway with garage to the rear, well maintained garden and hedge to the front. Heading down the driveway and beyond the iron gates will reveal the delightful rear garden which is made up of a range of plants, shrubs and artificial grass. Decking area to the rear creates the ideal sun trap to relax or enjoy a bit of al fresco dining.





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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 B: 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.

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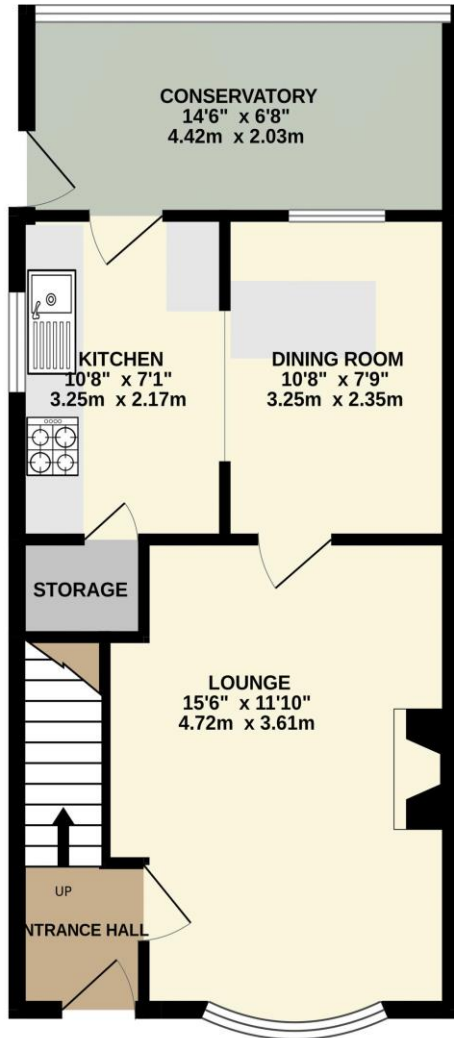
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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

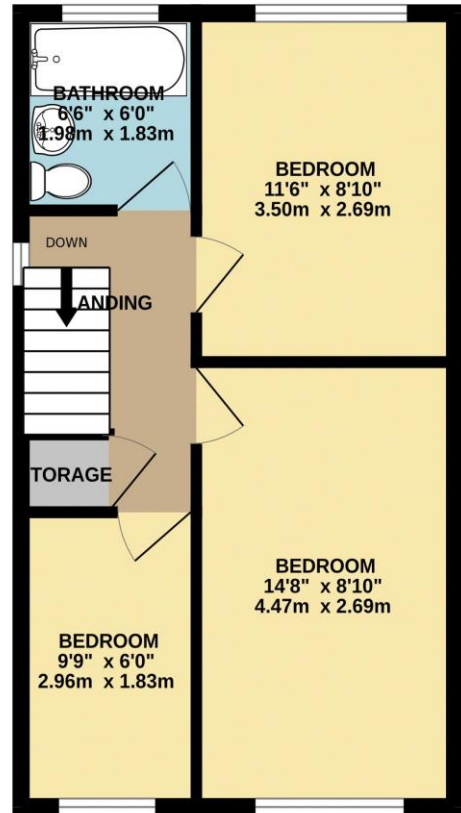




GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 868 sq.ft. (80.7 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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