



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



Garden Village

North Killingholme
DN40 3JR

Offers in the Region Of
£179,950

Crofts Estate Agents are delighted to bring to the market this beautifully presented two bed semi-detached bungalow, located in the village of North Killingholme. Found within this popular modern development is this lovely bungalow which benefits from ample off road parking, well maintained gardens to the front and rear and is only a short drive to Immingham or Grimsby. Internal viewing will reveal the inviting entrance hallway, lounge, modern kitchen, two bedrooms and a stylish shower suite. Externally, there is parking to the front with an integral garage and large rear garden which is not overlooked. Viewings are highly recommended on this beautiful bungalow.

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



Lounge

14' 0" x 14' 6" (4.26m x 4.42m)

This spacious reception room, which is found to the rear of the property benefits from modern decor, vinyl flooring, coving, radiator and french doors leading into the conservatory.

Kitchen

8' 9" x 9' 9" (2.66m x 2.97m)

This modern kitchen has been meticulously designed and boasts a range of integral appliance including fridge freezer, double oven, dishwasher and washing machine. Benefitting from base and wall mounted units, there is also Amtico flooring, LED kickboard lighting, LED lighting to the ceiling and uPVC window.

Conservatory

11' 1" x 20' 4" (3.38m x 6.19m)

Benefitting from underfloor heating, radiator, tiled flooring, french doors which open out to the garden and a fully insulated tiled roof.

Bedroom 1

11' 6" x 13' 2" (3.50m x 4.01m)

Bedroom one briefly comprises of carpeted flooring, radiator, floor to ceiling fitted wardrobes and a uPVC window to the rear elevation.

Bedroom 2

8' 11" x 9' 9" (2.72m x 2.97m)

Bedroom two briefly comprises of carpeted flooring, radiator, built in wardrobes and a uPVC window to the front elevation.

Shower Room

5' 9" x 6' 7" (1.75m x 2.01m)

This stylish and fully fitted bathroom suite comprises of a large walk in shower, WC, vanity basin, towel rail radiator, Amtico flooring, tiled walls, LED lighting and uPVC window.

Externally

To the front of the property is a generous lawn area with mature tree and hedge line, ample off road parking and integral garage that benefits from power and lighting. The rear garden is well manicured with set in lawn, patio, pergola and a range of matured shrubs and plants.

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, all viewings are strictly by appointment only please.

Council Tax Information

Band A: 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.

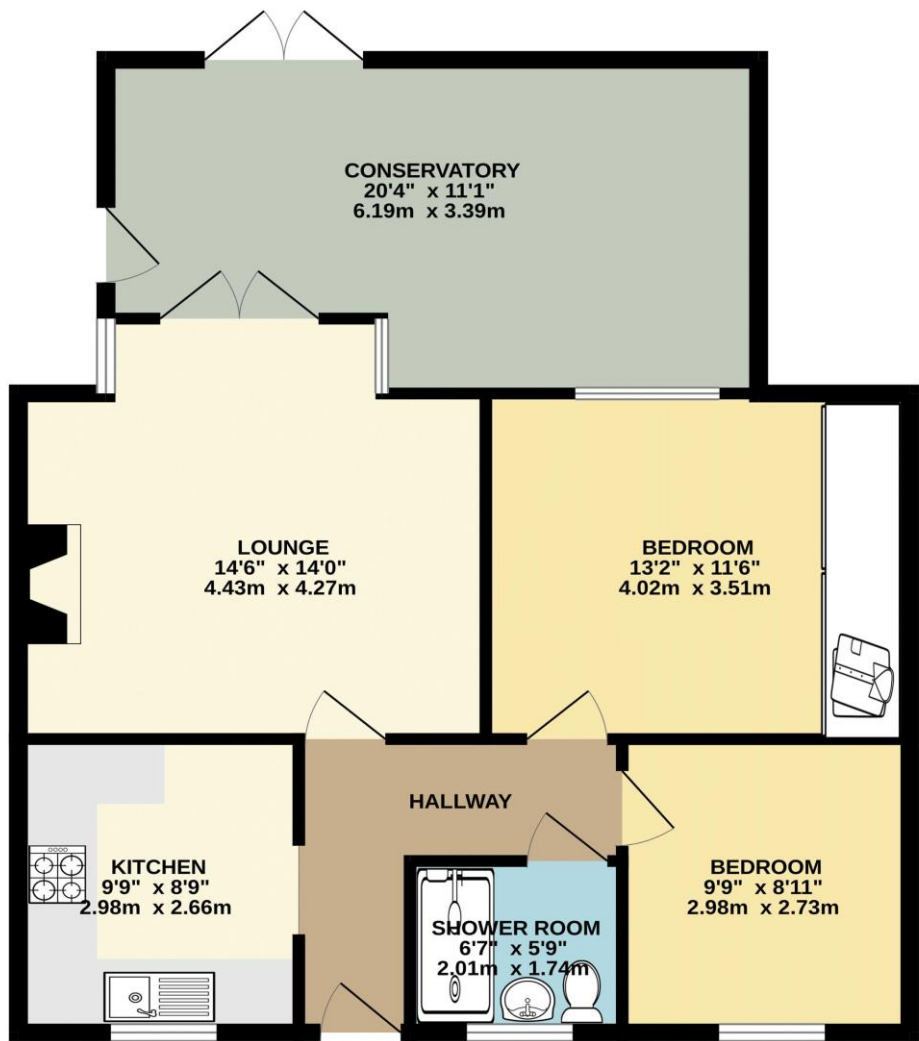
Mortgage and Financial Advice

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.



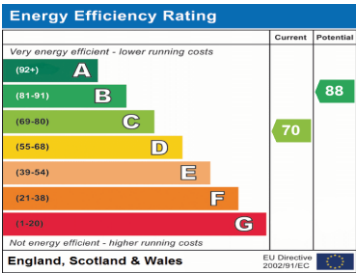
GROUND FLOOR
810 sq.ft. (75.3 sq.m.) approx.



TOTAL FLOOR AREA : 810 sq.ft. (75.3 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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