







Willingham House 2 Front Street
Ulceby
DN39 6SY

Offers in the Region Of £355,000

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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**Entrance Hallway**

Inviting entrance hallway comprises of engineered oak flooring and solid oak banister rail.

**Lounge**
12' 3" x 13' 2" (3.73m x 4.01m)
Bright and inviting, this well-presented room features neutral décor, plush carpeting, a radiator, and a modern uPVC window, creating a comfortable and welcoming space.

**Kitchen-diner**
13' 3" x 18' 9" (4.05m x 5.71m)
A bright and welcoming kitchen/diner featuring contemporary LVT flooring, solid oak worktops, neutral décor, a practical sink with drainer and excellent storage space, providing a versatile and functional area ideal for both everyday living and entertaining.

**Utility**
7' 0" x 9' 6" (2.14m x 2.90m)
A practical and well appointed utility area featuring easy maintenance LVT flooring, plumbing and space for both a washing machine and tumble dryer, complemented by a range of useful base and wall-mounted storage units. A convenient WC is also situated adjacent.

**Garden Room**
11' 9" x 16' 2" (3.58m x 4.93m)
A spacious and inviting extended garden room positioned to the rear of the property, offering a wonderful outlook over the garden through Bi Fold doors. The generous proportions provide a versatile and comfortable space, including a wood burner ideal for relaxing and enjoying views of the garden throughout the seasons.

**Bedroom 1**
11' 5" x 13' 4" (3.49m x 4.07m)
Bedroom one briefly comprises of carpeted flooring, radiator, neutral decor and uPVC window to the front elevation.

**Bedroom 2**
11' 6" x 11' 9" (3.50m x 3.59m)
Bedroom two briefly comprises of laminate flooring, neutral decor, radiator and uPVC window.

**Bedroom 3**
7' 0" x 8' 11" (2.14m x 2.71m)
Bedroom three briefly comprises of carpeted flooring, radiator, modern decor, fitted wardrobes and uPVC window.

**Bedroom 4**
7' 9" x 12' 6" (2.36m x 3.82m)
Bedroom four briefly comprises of carpeted flooring, radiator fitted wardrobes and uPVC window.

**Bathroom**
7' 0" x 8' 1" (2.13m x 2.47m)
A well appointed partially tiled bathroom comprising a full size bath, WC and stylish vanity basin, complemented by a uPVC window providing plenty of natural light and ventilation.

**Shower Room**
7' 9" x 8' 1" (2.37m x 2.47m)
A well appointed partially tiled shower room comprising of a modern shower cubicle, WC and basin, airing cupboard complemented by a uPVC window providing plenty of natural light and ventilation.

**Externally**
A particular highlight is the private rear garden, which enjoys a pleasant secluded aspect and is not directly overlooked, providing an ideal space for children to play, entertaining guests or simply relaxing outdoors. Externally, the property also benefits from a driveway providing ample off road parking and integral garage. Large patio area and handy storage area to the side of the property.





**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









**Mortgage Services**
Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

**Free Valuations**
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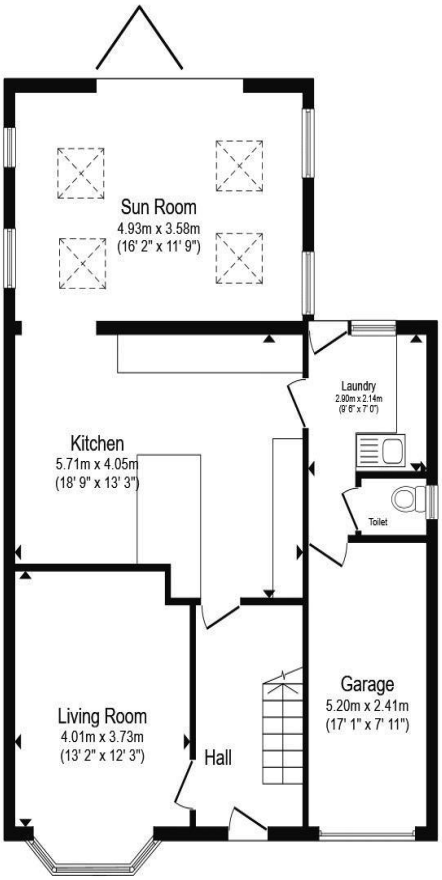
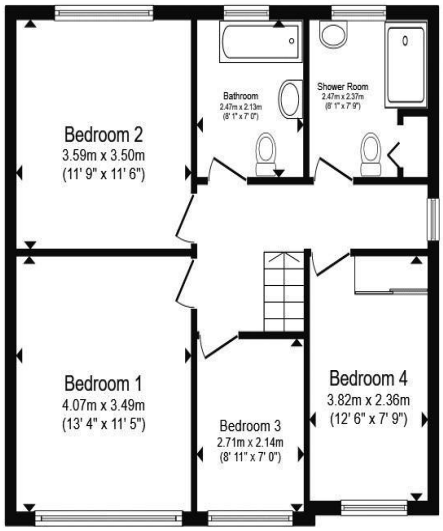
**Property Management**
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.








## Ground Floor




## First Floor

Total floor area 148.5 m² (1,598 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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