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



11 Pelham Crescent
Keelby
DN41 8EW

Offers in the Region Of £425,000

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

OFFICE HOURS

Mon to Fri
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3pm
Closed



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Lounge

10' 2" x 16' 9" (3.10m x 5.10m)

The lounge exudes warmth and character, centered around a rustic log burner that fills the room with a gentle glow. Exposed wooden beams stretch across the ceiling, adding timeless charm and a sense of heritage. Soft furnishings and natural textures complete the space, making it an inviting retreat where comfort and tradition blend seamlessly.

Sitting room

14' 0" x 14' 2" (4.26m x 4.31m)

The sitting room offers a traditional charm, with classic furnishings, rich textures, and a warm, inviting atmosphere. Thoughtful details and timeless décor create a space designed for comfort, conversation, and relaxation.

Kitchen-diner

11' 3" x 27' 2" (3.43m x 8.27m)

The large kitchen-diner is a bright and versatile space, designed for both cooking and gathering. Generous worktops and ample storage make it practical for everyday use, while the open layout provides plenty of room for dining and entertaining. It's a welcoming heart of the home, where meals and memories are shared.

Snug

10' 5" x 18' 11" (3.17m x 5.76m)

The snug is a cosy retreat, perfect for unwinding with a book or enjoying quiet evenings. Soft lighting and comfortable seating create an intimate atmosphere, making it an inviting space to relax and recharge.

Bedroom 1

10' 7" x 16' 3" (3.22m x 4.95m)

The master bedroom is a spacious and characterful retreat, featuring charming wooden beams across the ceiling that add warmth and timeless appeal. A private staircase leads to an adjoining area with scope for an en-suite and dressing room, offering the potential to create a luxurious, self-contained suite.

Bedroom 2

12' 1" x 13' 0" (3.68m x 3.96m)

Bedroom two is a bright and comfortable space, offering ample room for a double bed and additional furnishings. Its neutral décor and generous proportions make it a versatile room, ideal for family, guests, or a home office.

Bedroom 3

13' 0" x 13' 4" (3.96m x 4.06m)

Bedroom three briefly comprises of carpeted flooring, neutral decor, storage area and uPVC window to the front elevation.

Bedroom 4

10' 11" x 12' 0" (3.32m x 3.65m)

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

Bathroom

The modern bathroom features a stylish four-piece suite, combining a bath, shower, basin, and WC with sleek, contemporary fittings. Clean lines, a neutral palette, and thoughtful design create a bright and refreshing space, perfect for everyday comfort and relaxation.

Externally

The property boasts a large rear garden, predominantly laid to lawn and perfect for outdoor entertaining or family activities. A patio area provides an ideal space for al fresco dining, while a driveway leads to a double garage, offering ample parking and storage. The combination of open green space and practical features makes this garden both versatile and inviting.



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 E: 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.

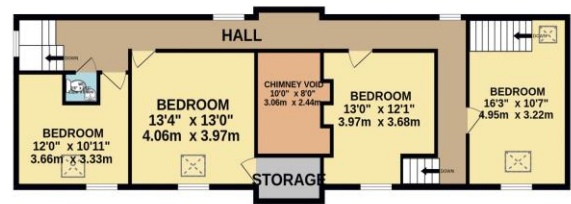
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
1252 sq.ft. (116.3 sq.m.) approx.



1ST FLOOR
960 sq.ft. (89.2 sq.m.) approx.



TOTAL FLOOR AREA : 2212 sq.ft. (205.5 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	65 D	
39-54	E		
21-38	F		
1-20	G		