



# 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



20 Kinloch Way  
Immingham  
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Offers in the Region Of £150,000

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Website : [www.croftsestateagents.co.uk](http://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' 2" x 12' 4" (3.10m x 3.76m)

The lounge is a warm and inviting space designed for relaxation and comfort. Soft lighting creates a calm atmosphere. Neutral tones and tasteful décor give the room a modern yet cosy feel. Large windows allow natural light to fill the room during the day, making the lounge feel open and welcoming—an ideal setting for both quiet evenings and social gatherings.

**Dining Room**

7' 7" x 8' 9" (2.31m x 2.66m)

**Kitchen-diner**

11' 5" x 15' 5" (3.48m x 4.70m)

A kitchen-diner extension creates a spacious, open-plan area designed to bring cooking, dining, and socialising together in one bright and practical space. The extended layout allows for a larger kitchen with additional storage, generous worktop space, and room for modern appliances, while seamlessly flowing into a comfortable dining area ideal for family meals or entertaining guests. Large windows or patio doors often enhance the sense of space by allowing plenty of natural light to fill the room and providing easy access to the garden. The result is a versatile, welcoming hub of the home that combines functionality with a relaxed, sociable atmosphere.

**Bedroom 1**

10' 6" x 14' 4" (3.20m x 4.37m)

Bedroom one briefly comprises of carpeted flooring, radiator, built in storage and uPVC window to the rear elevation.

**Bedroom 2**

10' 5" x 10' 9" (3.17m x 3.27m)

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

**Bedroom 3**

11' 5" x 12' 1" (3.48m x 3.68m)

Bedroom three briefly comprises of carpeted flooring, radiator, built in storage and uPVC window to the front elevation.

**Bathroom**

Benefitting from a bath with shower above, WC, basin, vinyl flooring and uPVC window to the rear.

**Externally**

Externally, the home continues to impress with off-road parking, an integral garage, and generous gardens to both the front and rear—ideal for outdoor entertaining, gardening, or simply enjoying the space.



**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, 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](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**

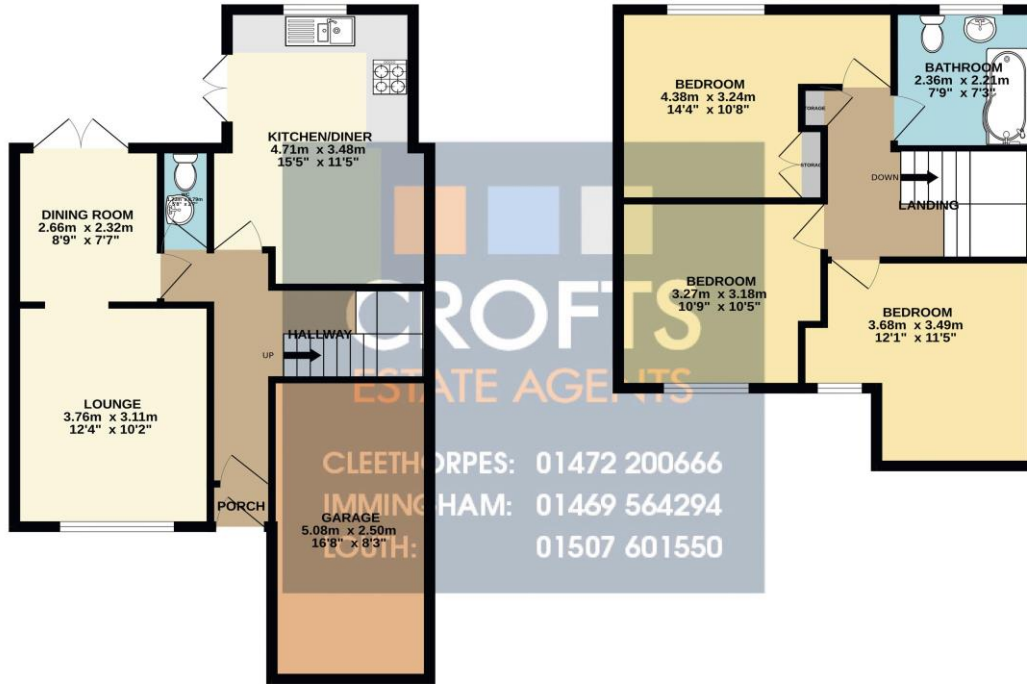
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

**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  
55.7 sq.m. (600 sq.ft.) approx.

1ST FLOOR  
45.6 sq.m. (491 sq.ft.) approx.



TOTAL FLOOR AREA: 101.3 sq.m. (1090 sq.ft.) 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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