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



Rose Gardens,
Buddleia Close
Healing
DN41 7JH

Offers in the Region Of £550,000

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

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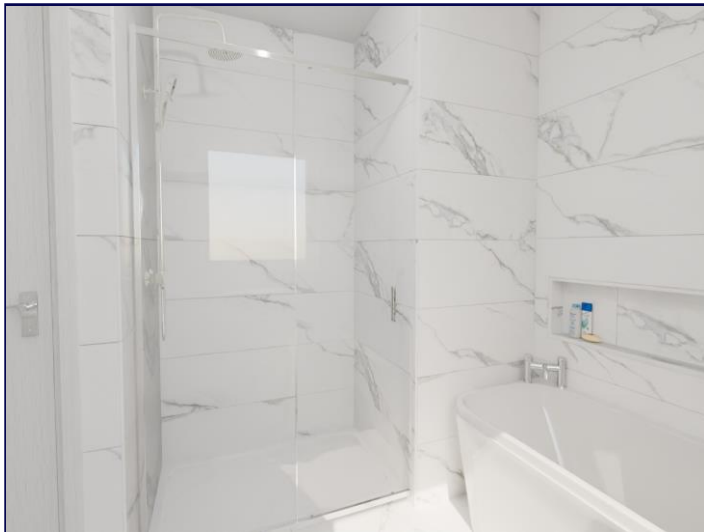
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Property Introduction

An exceptional opportunity to secure a stunning five bedroom detached new build in one of Healing's most desirable locations. Tucked away within an exclusive and private development, this impressive home perfectly blends contemporary design, generous living space and an enviable village location. Available to purchase off plan, this is a fantastic opportunity to secure a brand new home and enjoy the excitement of watching your future home take shape. Stepping inside, the grand and welcoming entrance hallway immediately sets the tone for this impressive property. The ground floor has been designed with modern family living firmly in mind, featuring a spacious lounge, a superb open-plan kitchen/diner, and a versatile garden room, perfect for entertaining, relaxing or creating a dedicated home office or playroom. A separate utility room and downstairs WC add practicality to the beautifully designed ground floor. Upstairs, the first floor offers three excellent-sized bedrooms, with two benefiting from their own en-suite facilities, alongside a stylish family bathroom. But there's even more... The second floor provides two further generous double bedrooms, creating an impressive five bedroom home with space for the whole family, guests and flexible working or leisure requirements. Outside, the property is equally impressive. A landscaped rear garden provides a fantastic private space for outdoor entertaining and family life, while the substantial driveway offers ample off-road parking and leads to a superb double garage. Additional plots will be launched shortly, with plot 5 & 8 being identical. To summarise, this superb property, built to the highest specification comes with viewings highly recommended.

Lounge

11' 6" x 21' 9" (3.50m x 6.62m)

Kitchen

10' 10" x 21' 9" (3.30m x 6.62m)

Dining Room

10' 9" x 12' 3" (3.27m x 3.73m)

Utility room

5' 8" x 6' 10" (1.73m x 2.08m)

Bedroom 1

10' 8" x 12' 9" (3.25m x 3.88m)

En-suite

Bedroom 2

11' 11" x 15' 9" (3.63m x 4.80m)

Bedroom 3

11' 11" x 12' 8" (3.63m x 3.86m)

Bedroom 4

11' 6" x 15' 7" (3.50m x 4.75m)

Bedroom 5

12' 8" x 15' 7" (3.86m x 4.75m)

Bathroom

9' 3" x 11' 9" (2.82m x 3.58m)

Services

Electric connection only

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website. The property has a BT connection installed.

<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 2: 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.

Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

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 for your free valuation.

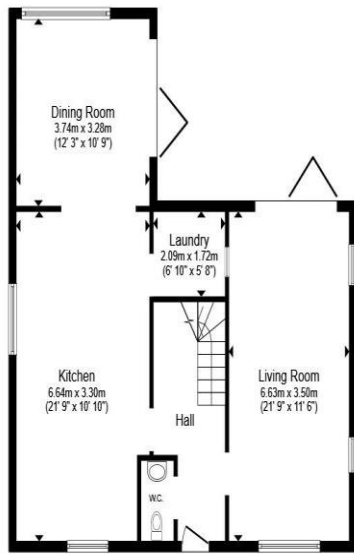
Property Management

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.

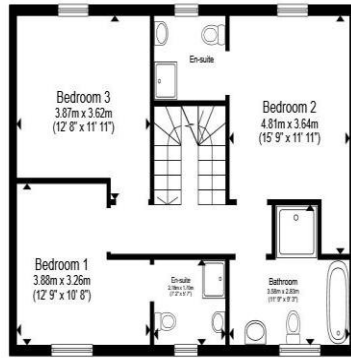
Tenure

Freehold

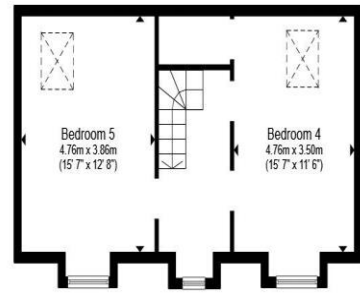




Ground Floor



First Floor



Second Floor

Total floor area 191.5 m² (2,061 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

