



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

IMMINGHAM

01469 564294

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



16 Lancaster Drive
South Killingholme
DN40 3HL

Offers in the Region Of £147,950

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

16' 7" x 12' 10" (5.06m x 3.91m)

The lounge has a window to the front elevation and a radiator.

Kitchen

10' 4" x 8' 4" (3.15m x 2.54m)

The kitchen has a window to the front elevation and door to the side elevation, a modern fitted kitchen with stainless steel sink and drainer, complimentary splash back, space for a cooker and plumbing for a washing machine.

Bedroom One

12' 1" x 9' 4" (3.68m x 2.85m)

Bedroom one has a window to the rear elevation, a radiator and built in wardrobe.

Bedroom Two

8' 2" x 9' 11" (2.49m x 3.02m)

Bedroom two has a window to the rear elevation, a radiator and built in wardrobe.

Bathroom

6' 4" x 5' 7" (1.94m x 1.69m)

The shower room has an opaque window to the side elevation, a radiator, partially tiled walls and a three piece suite with a WC, basin and corner shower cubical.

Outside

To the front there is a lawn and block paved driveway providing off road parking. A gate then opens to reveal the rear garden which is enclosed by perimeter wooden fencing and has a further lawn and paved area ideal for alfresco dining.

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

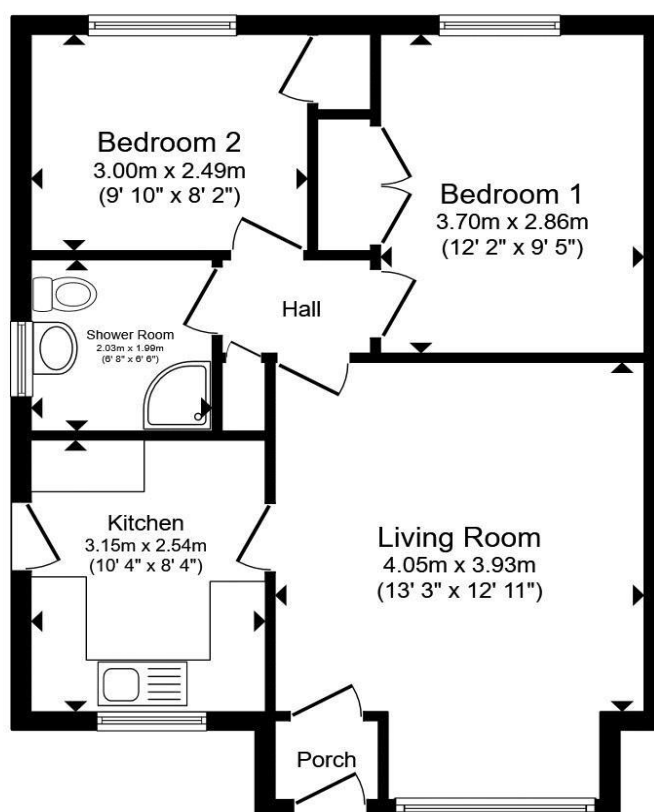
Band B: To confirm council tax banding for this property please view the website- www.voa.gov.uk/cti

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.

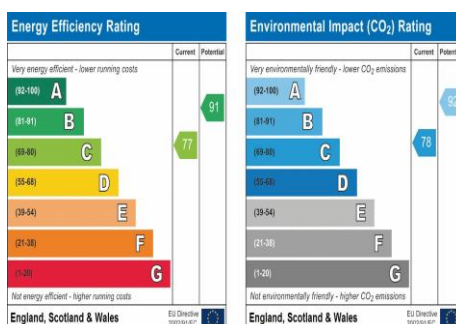
Property Management

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.



r area 54.5 m² (586 sq.ft.) approx

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
aranteed, 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
n its own inspection(s). Powered by www.focalagent.com



DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.