



**Copse Close**  
Immingham  
DN40 2JD

Offers in the Region Of  
£150,000

Crofts Estate Agents are pleased to bring to the market this extended four bedroom semi-detached property situated nearby to a wide range of local amenities, along with excellent transport links via the M180. The property, which is found in a quiet cul-de-sac within the popular port town of Immingham has many positive points including an extension to the ground floor creating a spacious bedroom and wet room with shower. There are also three good sized bedrooms to the first floor along with family bathroom. On the ground floor there is a lounge with feature basket fire to the front of the property and a fantastic kitchen dining area with access to the rear garden. The exterior of the property offers ample off-road parking to the front and a easily maintained south facing garden to the rear. Solar panels fitted by A Shade Greener. Early viewings are highly recommended.

Address  
Email  
Website

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

### OFFICE HOURS

Mon to Fri	9am to 5.30pm (Tuesday opening 9.30am)
Saturday	9am to 3pm
Sunday	Closed



## **Hallway**

As you enter the property through uPVC door with frosted window you are greeted with neutral decor, fitted with a beige carpet, radiator, under stairs storage cupboard and pendant lighting.

## **Lounge**

13' 5" x 11' 5" (4.10m x 3.47m)

The lounge is located at the front of the property and has been decorated neutrally above and below the dado rail, fitted with a beige speckled carpet, radiator, uPVC window, pendant lighting, coving and a feature fire place containing a basket fire, granite tiled hearth and wooden surround however the tap is still in place to put in a fire.

## **Kitchen/Diner**

8' 2" x 16' 11" (2.48m x 5.15m)

This is an incredible space and comprises of a neutral decor and fitted with a laminate flooring to the dining area and a wooden style vinyl to the kitchen area. There is a dining area which has space for up to six people and the kitchen area has a granite style worktop above light wood effect base units and black high gloss splash back tiling, recently fitted electric oven, hob and extractor in October 2016, fridge and washing machine. The kitchen-diner also has two uPVC windows one of which is frosted, two ceiling lights and radiator. There is also a rear porch area with a uPVC frosted door allowing access to the rear garden.

## **Landing**

The first floor landing comprises of neutral decor, beige carpet, uPVC window with a side elevation, pendant lighting and loft access.

## **Bedroom One**

12' 0" x 10' 3" (3.67m x 3.13m)

Bedroom one is located on the ground and is the extension of the property which could potentially be made into a second reception room, it has been neutrally decorated, fitted with a brown carpet, radiator, pendant lighting and a uPVC door to the rear garden with level access.

## **Wet Room**

7' 9" x 5' 6" (2.37m x 1.67m)

The wet room is located with the first bedroom on the ground floor and comprises of white high gloss splash back tiling to all walls, wet room flooring, wall mounted electric shower unit, WC and wash basin. There is also a ceiling light and uPVC frosted window with a side elevation.

## **Bedroom Two**

13' 5" x 9' 9" (4.09m x 2.96m)

Bedroom two is a generous double comprising of laminate flooring, pendant lighting, radiator and uPVC window with a front view.

### **Bedroom Three**

8' 2" x 11' 7" (2.49m x 3.53m)

Bedroom three is located at the rear of the property and is another double bedroom, it comprises of pendant lighting, radiator, coving, laminate flooring and a uPVC window with a rear view.

### **Bedroom Four**

9' 3" x 7' 5" (2.83m x 2.26m)

This bedroom benefits the property and has added storage space. The room comprises of carpet flooring, pendant lighting, radiator, coving and uPVC window.

### **Bathroom**

5' 5" x 5' 10" (1.65m x 1.78m)

The bathroom benefits from added storage cupboard and has grey marble effect splash back tiling with feature border, vinyl flooring, three piece white suite with an electric wall mounted shower over the bath, frosted uPVC window, radiator and ceiling light.

### **Front**

To the front of the property you will find a deep graveled driveway offering ample off road parking for up to three vehicles and a low walled screening to the neighbour.

### **Rear Garden**

There is plenty of space at the rear of the property offering a detached workshop garage and garden shed, lawn and barked area with a concrete driveway, patio area, raised borders with established plants and shrubs. There is also high fenced screening to all aspects.

### **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.

### **Viewings**

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

### **Council Tax Information**

Band A: 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**

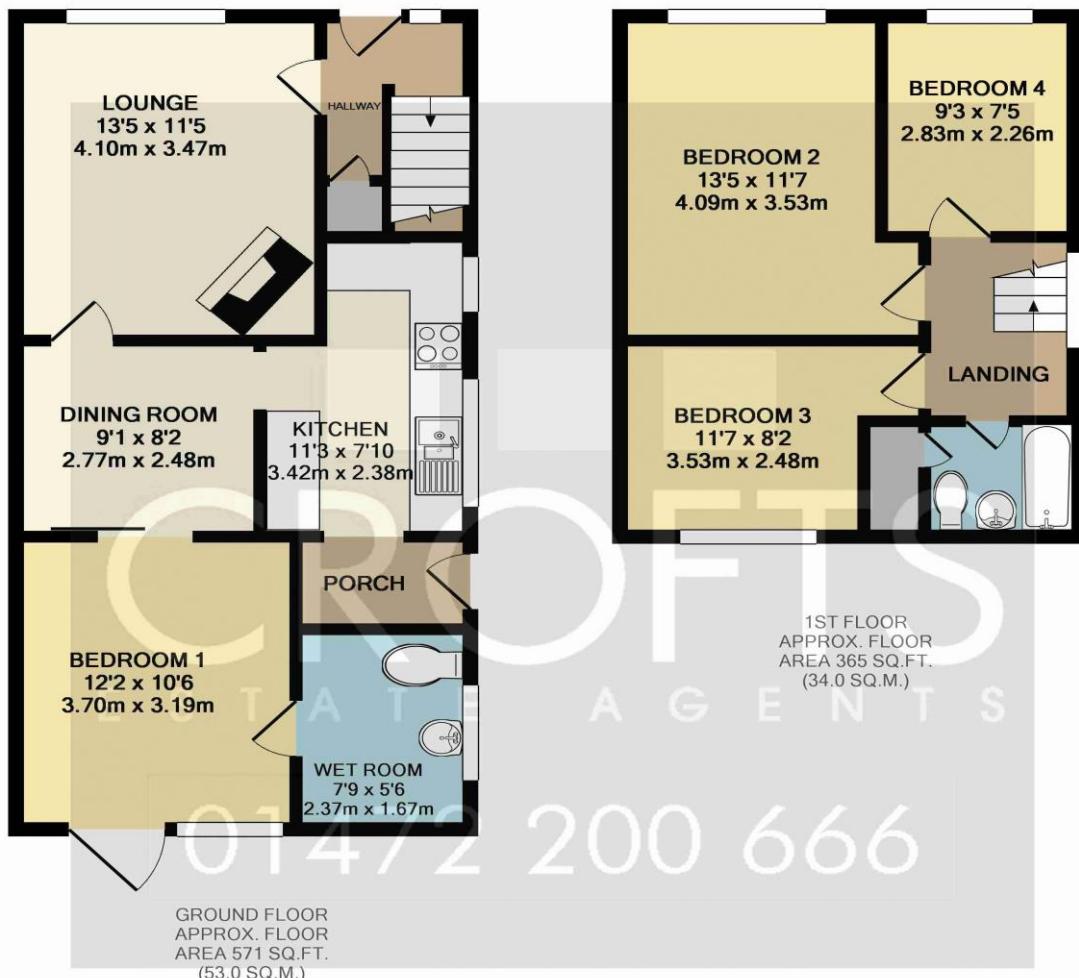
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

### **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.

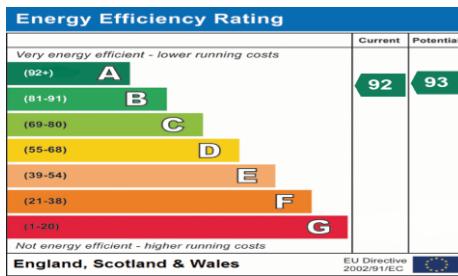
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TOTAL APPROX. FLOOR AREA 936 SQ.FT. (87.0 SQ.M.)

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