



# 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



97 Margaret Street  
Immingham  
DN40 1LE

Offers in the Region Of £175,000

Address : 21 Kennedy Way, Immingham, DN40 2AB  
Email : [immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)  
Website : [www.croftsestateagents.co.uk](http://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

11' 11" x 16' 2" (3.63m x 4.92m)

Bright Front-Facing Room featuring a fitted carpet, radiator, and a uPVC double-glazed window to the front elevation, allowing plenty of natural light to create a bright and welcoming space.

### Kitchen/Diner

The open-plan kitchen is beautifully presented with stylish wooden flooring and a range of base-level units offering practical storage. Complete with an integral oven, hob with extractor over, and a 1½ bowl sink with drainer, the space is both functional and ideal for modern living. A uPVC window to the rear allows plenty of natural light to flood the room.

### Conservatory

8' 2" x 8' 3" (2.49m x 2.51m)

Boasting attractive wooden flooring and a radiator, this bright and inviting room enjoys plenty of natural light through uPVC windows to the side and rear, while patio doors provide seamless access to the garden, creating the perfect space for both relaxing and entertaining.

### Bedroom 1

9' 10" x 15' 2" (2.99m x 4.62m)

Bedroom one briefly comprises of carpeted flooring, radiator, modern decor, fitted wardrobes and uPVC window to the front elevation.

### Bedroom 2

9' 8" x 13' 0" (2.94m x 3.96m)

Bedroom two briefly comprises of carpeted flooring, radiator and uPVC window to the rear elevation.

### Bedroom 3

4' 6" x 8' 2" (1.37m x 2.49m)

Briefly comprising of carpeted flooring and uPVC window to the front elevation.

### Bathroom

6' 8" x 7' 9" (2.03m x 2.36m)

The bathroom is tastefully appointed with part-tiled walls and practical vinyl flooring, featuring a modern bath with shower over and a pedestal wash basin. A uPVC window to the rear provides natural light and ventilation, creating a bright and functional space.

### Externally

Externally, the property benefits from an integral garage and attractive, low-maintenance gardens to both the front and rear, providing the perfect balance of practicality and outdoor enjoyment with minimal upkeep required.



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### 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 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

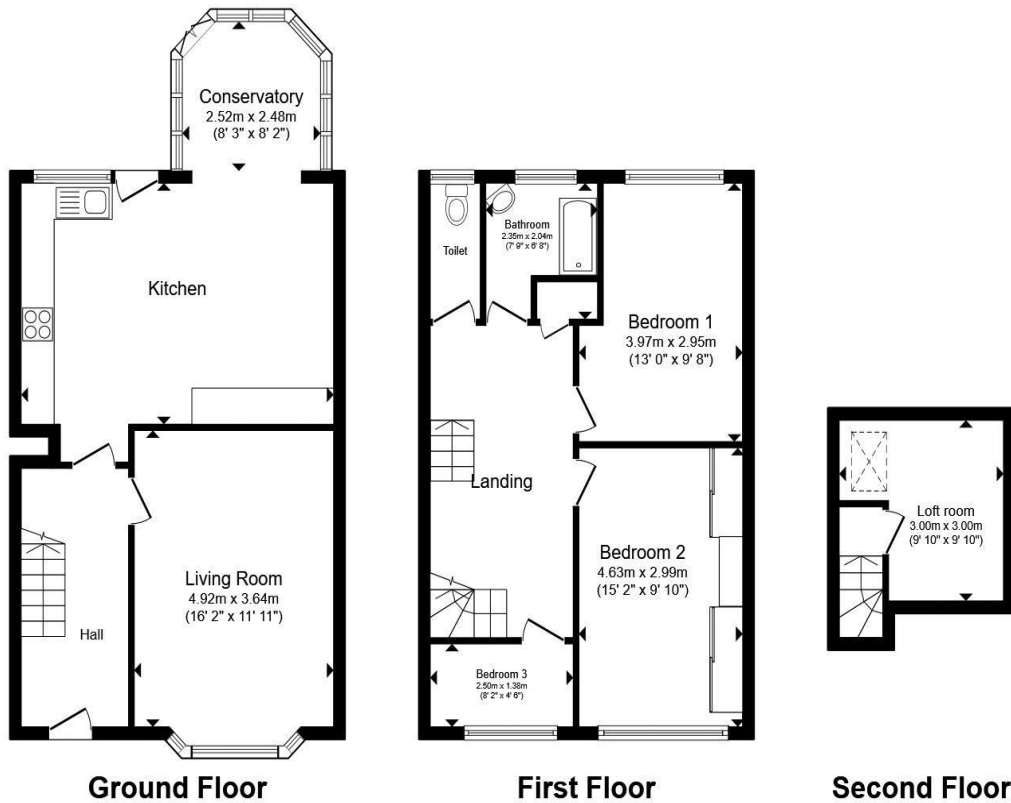
We offer a free valuation with no obligation, just call the relevant office, or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange your free valuation.

### 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.







Total floor area 118.8 m<sup>2</sup> (1,279 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](http://www.focalagent.com)

