



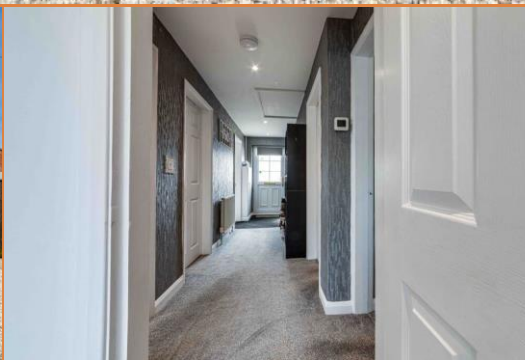
CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



56 Greengate Lane
South Killinghome
DN40 3HD

Offers in the Region Of £240,000

Address : 21 Kennedy Way, Immingham, DN40 2AB
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OFFICE HOURS
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Saturday
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9am to 5.30pm (Tuesday opening 9.30am)
9am to 3pm
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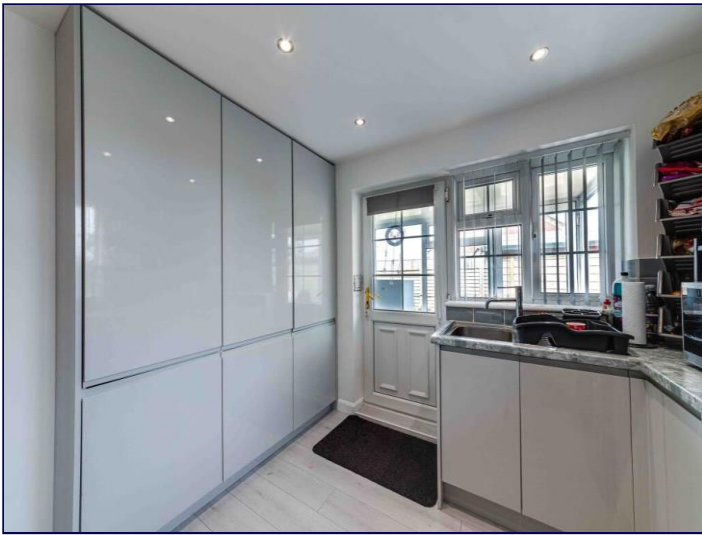
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Lounge

11' 9" x 15' 5" (3.58m x 4.70m)

Located at the front of the property is the spacious lounge, which is decorated to a modern standard with white walls and a grey feature wall, radiator, luxury carpet, wall mounted electric fire with LED lighting and dual aspect windows with bay to the front.

Kitchen

10' 6" x 11' 9" (3.20m x 3.58m)

This modern fully fitted kitchen, which was installed in 2022, benefits from a range of handleless gloss finished units, with roll top worktops above. Blending in nicely with the decor scheme, there is water resistant laminate flooring. There is also plumbing for a washing machine, integral oven, induction hob and extractor above and sink with draining board.

Bedroom 1

10' 5" x 13' 11" (3.17m x 4.24m)

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

Bedroom 2

9' 9" x 9' 11" (2.97m x 3.02m)

Bedroom two briefly comprises of carpeted flooring, modern decor with feature wall, radiator and uPVC window to the rear elevation.

Bedroom 3

7' 0" x 11' 9" (2.13m x 3.58m)

Bedroom three briefly comprises of carpeted flooring, radiator, storage cupboard and uPVC window to the side.

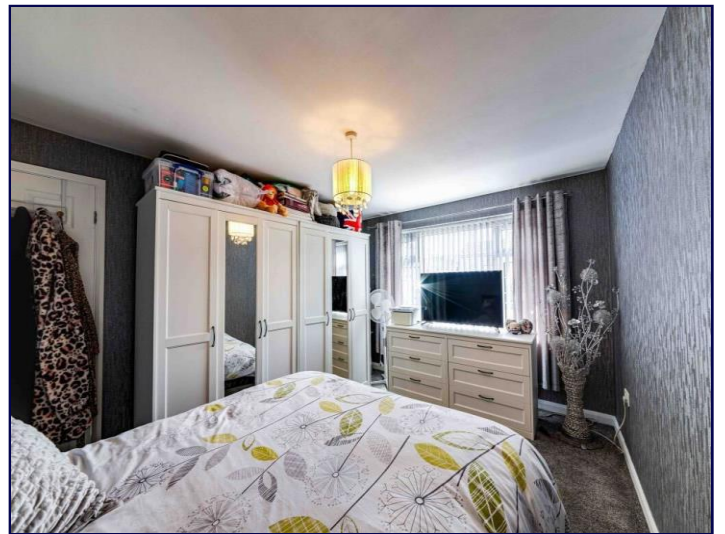
Bathroom

6' 8" x 6' 10" (2.03m x 2.08m)

This elegant three piece bathroom suite comprises of a fitted circular shape bath with shower above, WC and vanity basin. There is also water resistant laminate flooring, tiling around the bath, radiator and uPVC window to the rear.

Exterior

Externally, there is a vast amount of parking to the front, with space for a garage, if required. The rear garden is fairly low maintenance with majority laid to lawn. There is also a large insulated cabin which is ideal for entertaining guests and benefits from power and lighting. Another benefit is that the property comes with solar panels, which are owned and provide low cost electricity.



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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

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.

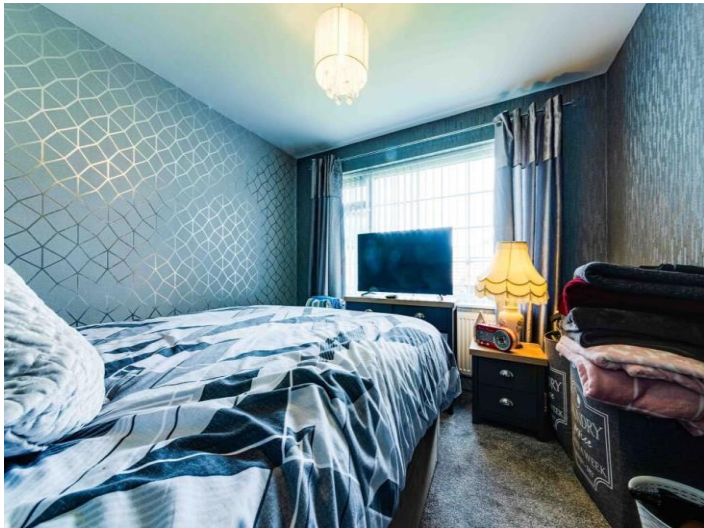
Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

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 your free valuation.

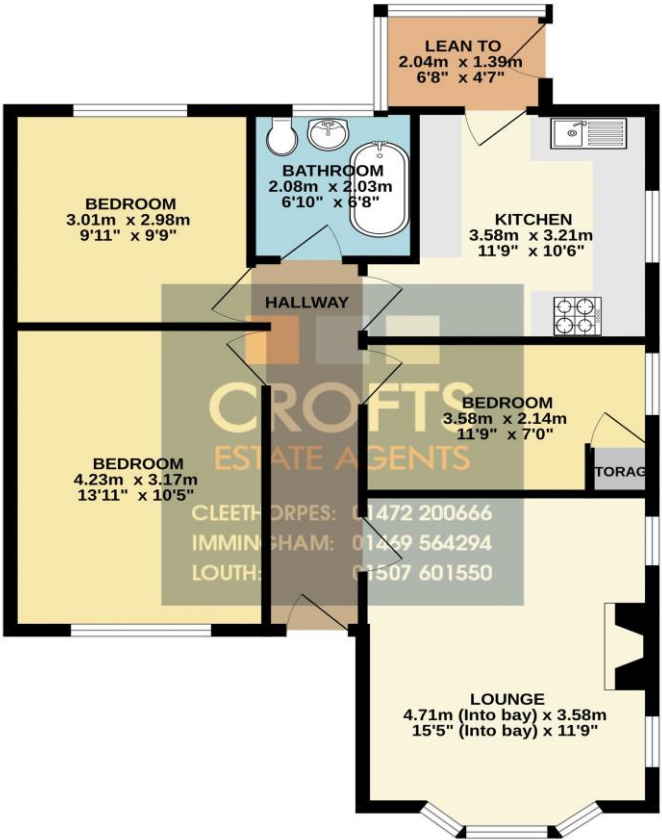
Property Management

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.

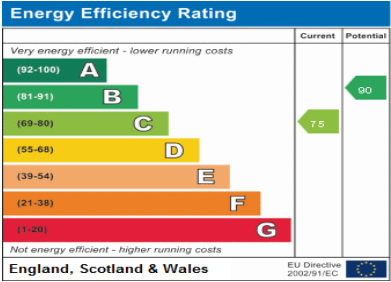




GROUND FLOOR
69.2 sq.m. (745 sq.ft.) approx.



TOTAL FLOOR AREA : 69.2 sq.m. (745 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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