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



Florence Carr Lane
Healing
DN41 7QR

Offers in the Region Of £795,000

Address : 21 Kennedy Way, Immingham, DN40 2AB
Email : immingham@croftsestateagents.co.uk
Website : 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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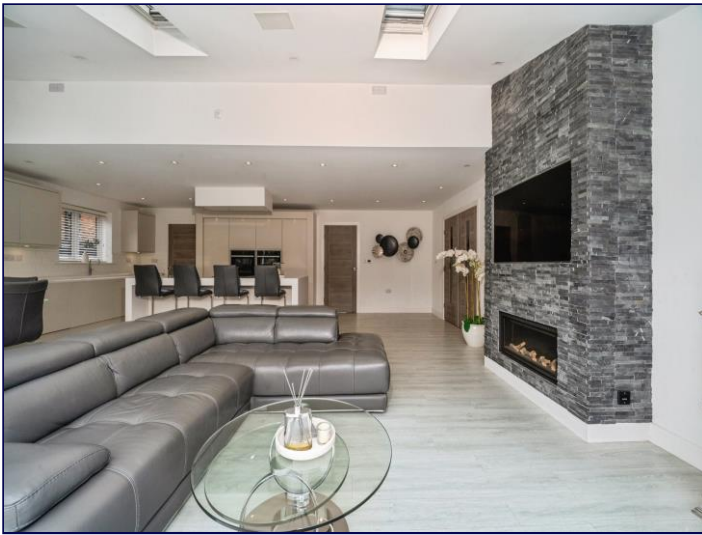
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Lounge

13' 3" x 17' 1" (4.04m x 5.20m)

A spacious and inviting lounge offering the perfect place to relax and unwind. Featuring generous proportions and an abundance of natural light, this versatile reception room provides a comfortable setting for both everyday living and entertaining guests.

Sitting Room

11' 7" x 12' 2" (3.53m x 3.71m)

Beautifully presented, this stylish reception room benefits from plush carpeted flooring, contemporary décor, and modern LED lighting to create a warm and inviting atmosphere. uPVC French doors provide an abundance of natural light and offer seamless access to the outside space, enhancing the room's sense of openness and versatility.

Kitchen-diner-living area

22' 1" x 24' 6" (6.73m x 7.46m)

Undoubtedly the heart of the home, this stunning open-plan kitchen, dining and living area has been thoughtfully designed to provide the perfect space for both everyday family life and entertaining. The contemporary kitchen is beautifully appointed with two integrated ovens, a central island offering additional workspace and casual seating, and a sink with drainer. Stylish LED lighting enhances the modern finish, while impressive bi-fold doors flood the space with natural light and open seamlessly onto the garden, creating an effortless indoor-outdoor living experience.

Utility room

A practical and well-appointed utility room providing additional storage and workspace, with plumbing for laundry appliances and ample room to keep everyday household tasks neatly tucked away from the main living areas.

Bedroom 1

13' 5" x 15' 11" (4.09m x 4.85m)

A beautifully proportioned principal bedroom offering an abundance of space and natural light, creating a calm and inviting retreat. The room benefits from a feature freestanding bath tub, generous walk-in wardrobe, providing excellent storage and dressing space, while the contemporary en-suite shower room adds both luxury and convenience. Designed with comfort in mind, this impressive bedroom effortlessly combines style, practicality, and privacy.

En-suite

The stylish en-suite has been thoughtfully designed to offer both comfort and practicality, featuring a contemporary suite comprising of a shower, wash hand basin, and WC. Finished to a high standard with modern fittings and quality tiling, it provides a sleek and private space to complement the adjoining bedroom.

Bedroom 2

11' 11" x 13' 6" (3.63m x 4.11m)

Similar to the master bedroom, this spacious second bedroom offers a generous walk-in wardrobe, providing excellent storage and dressing space, while the contemporary en-suite shower room adds both luxury and convenience. Designed with comfort in mind, this impressive bedroom effortlessly combines style, practicality, and privacy.

En-suite

The stylish en-suite has been thoughtfully designed to offer both comfort and practicality, featuring a contemporary suite comprising of a shower, wash hand basin, and WC. Finished to a high standard with modern fittings and quality tiling, it provides a sleek and private space to complement the adjoining bedroom.

Bedroom 3

12' 3" x 13' 5" (3.73m x 4.09m)

Neutrally decorated with feature wall, this spacious bedroom benefits from carpeted flooring, radiator and uPVC window.

Bedroom 4

13' 5" x 14' 2" (4.09m x 4.31m)

Neutrally decorated with feature wall, this spacious bedroom benefits from carpeted flooring, radiator and uPVC window.

En-suite

This modern en-suite benefits from a shower cubical, WC, basin, tiled flooring and radiator.

Home cinema room

21' 2" x 23' 4" (6.45m x 7.11m)

Occupying the third floor, this versatile space is currently arranged as a superb home cinema, offering the perfect setting for relaxing and entertaining. With generous proportions and flexible accommodation, it could easily be adapted to suit a variety of needs, including a games room, home office, gym, or additional living space.

Office/Bedroom

13' 5" x 16' 6" (4.09m x 5.03m)

Bathroom

Beautifully presented, the family bathroom is fitted with a contemporary suite comprising a panelled bath, separate shower enclosure, WC, and vanity wash hand basin. Complemented by stylish tiled walls and flooring, the room also benefits from a uPVC window, allowing for natural light and ventilation to create a bright and inviting space.

Externally

Stepping outside, the property offers equally impressive surroundings with beautifully maintained gardens, ample off road parking and a truly outstanding detached outbuilding. Created with entertaining and relaxation in mind, this superb space boasts a stylish bar, comfortable seating area and its own private sauna, offering a lifestyle feature rarely found in homes of this calibre.





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 G: 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.

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.

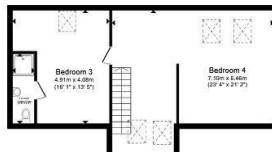




Ground Floor



First Floor



Second Floor



Outbuilding

Total floor area 367.0 m² (3,951 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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