



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



36 Station Road
Healing
DN41 7LY

Offers in the Region Of £270,000

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

9' 10" x 13' 11" (2.99m x 4.24m)

Enjoying an abundance of natural light thanks to dual-aspect uPVC windows, including an attractive front-facing bay window, this bright and spacious room features soft carpeted flooring and a radiator, creating a warm and welcoming atmosphere.

Kitchen

7' 9" x 13' 11" (2.36m x 4.24m)

A well appointed galley kitchen fitted with a range of modern wall and base units, complementary work surfaces, and space for essential appliances. Thoughtfully designed to maximise storage and workspace, this practical kitchen offers everything needed for everyday cooking.

Conservatory

7' 2" x 7' 8" (2.18m x 2.34m)

Bedroom 1

9' 11" x 13' 10" (3.02m x 4.21m)

Bedroom one briefly comprises of carpeted flooring, radiator, neutral decor and uPVC window.

Bedroom 2

7' 9" x 13' 2" (2.36m x 4.01m)

Bedroom two briefly comprises of carpeted flooring, radiator, neutral decor and uPVC window.

Shower room

5' 7" x 6' 8" (1.70m x 2.03m)

Beautifully appointed with a contemporary finish, this stylish shower room features a sleek walk-in shower, low-level WC, wash hand basin, attractive tiled flooring, and a uPVC window providing natural light and ventilation.

Externally

Externally, the property enjoys beautifully maintained gardens, generous off road parking for multiple vehicles, and a detached garage. To the rear, a substantial enclosed garden provides an excellent outdoor space, perfect for relaxing, entertaining, or family life.



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.





Total floor area 77.1 m² (830 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		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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