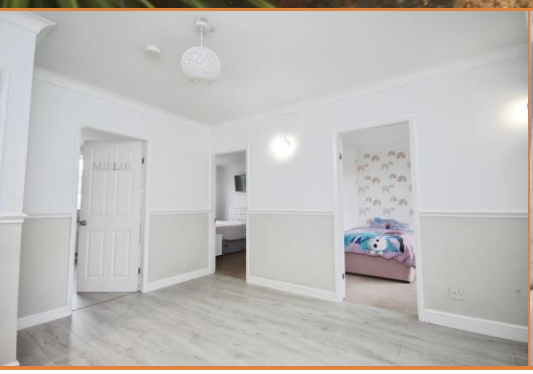
CROFTS ESTATE AGENTS
PASSIONATE ABOUT PROPERTY

IMMINGHAM
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19 Shetland Way
Immingham
DN40 1RJ

Offers in the Region Of £190,000

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

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Lounge
12' 0" x 16' 7" (3.65m x 5.05m)
The lounge boasts solid wood flooring, a striking gas fireplace with elegant surround, a radiator, and a bright uPVC bay window flooding the room with natural light.

Kitchen
12' 7" x 8' 9" (3.83m x 2.66m)
The kitchen comprises of a range of fitted units with worktops, range cooker with 5 ring hob and a sink with draining board. There is also a breakfast bar area.

Conservatory
9' 5" x 8' 9" (2.87m x 2.66m)
There conservatory has tiled flooring, upvc french doors to the side and roller blinds

Bedroom 1
14' 9" x 9' 10" (4.49m x 2.99m)
The master bedroom boasts carpeted flooring, radiator, en-suite, walk in wardrobe, and uPVC window to the rear elevation.

En-suite
8' 2" x 8' 9" (2.49m x 2.66m)
The ensuite to the master bedroom consists of a cubical shower, with WC and basin. There is also a towel rail radiator and cuboards which are built into the WC and basin

Walk in wardrobe
9' 9" x 8' 9" (2.97m x 2.66m)
The dressing room has a carpeted floor, uPVC window to the front elevation and built in wardrobes with sliding doors.

Bedroom 2
9' 10" x 10' 3" (2.99m x 3.12m)
Bedroom two briefly comprises of carpeted flooring, radiator, and uPVC window.

Bedroom 3
9' 10" x 7' 10" (2.99m x 2.39m)
Bedroom three briefly comprises of laminate flooring, radiator and uPVC window to the rear elevation.

Bathroom
5' 3" x 6' 4" (1.60m x 1.93m)
Benefitting from a bath with shower above, basin, tiled flooring and uPVC window. The WC is seperate and found adjacent to the bathroom.

Outside
Boasting fantastic curb appeal, the property welcomes you with an attractive low maintenance front garden offering both style and practicality, alongside convenient off-road parking to the side. To the rear, a well maintained garden continues the easy living theme, featuring a brick paved patio perfect for outdoor entertaining and a neatly kept lawn ideal for relaxing in the warmer months.





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 C: 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.

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.

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTAGE OR OTHER LOAN SECURED ON IT.

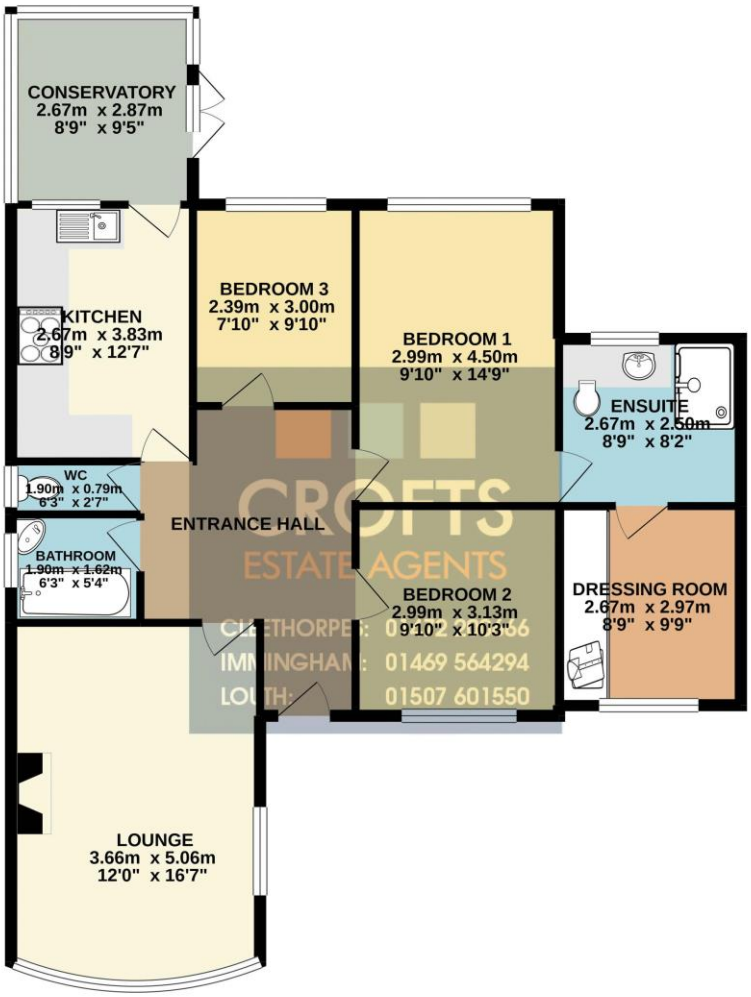






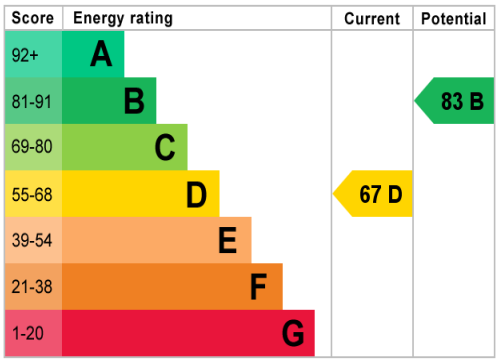


GROUND FLOOR
97.4 sq.m. (1048 sq.ft.) approx.



TOTAL FLOOR AREA : 97.4 sq.m. (1048 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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