



2 Willscroft The Square
Goxhill
DN19 7JH

Offers in the Region Of £195,000



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

IMMINGHAM

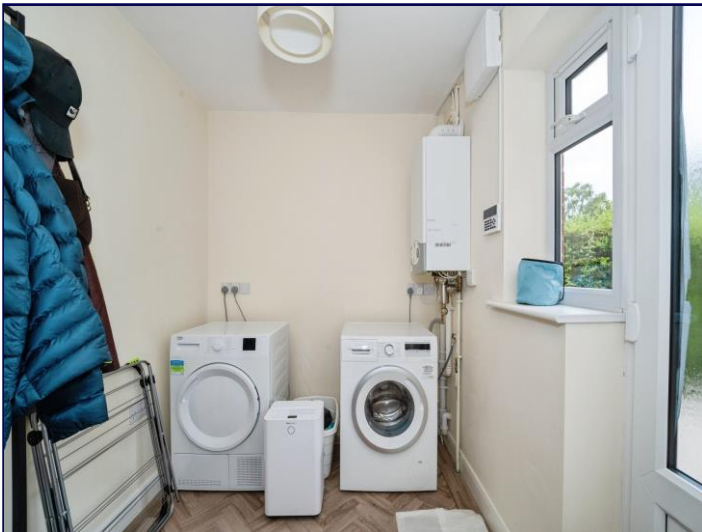
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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER

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

11' 2" x 14' 9" (3.40m x 4.49m)

The spacious reception room is enhanced by an attractive walk-in bay window to the front elevation, flooding the space with natural light, while carpeted flooring, a radiator and a useful storage cupboard add comfort and practicality.

Kitchen/Diner

12' 9" x 14' 9" (3.88m x 4.49m)

The well-appointed kitchen is fitted with a stylish range of wall and base units complemented by contrasting work surfaces and matching upstands, creating a modern and practical space for everyday living. Integrated appliances include an electric oven, four-ring gas hob with extractor canopy over, and a dishwasher, while there is ample space for a tall fridge freezer. A stainless steel sink and drainer with contemporary swan-neck mixer tap adds a touch of elegance, and a useful storage cupboard provides additional practicality. Natural light floods the room through the rear-facing window, with a door leading conveniently to the utility room.

Utility

6' 5" x 8' 1" (1.95m x 2.46m)

The useful utility room provides dedicated space and plumbing for laundry appliances, including a washing machine and tumble dryer, helping to keep the main living areas clutter free. A window and half-glazed uPVC door to the side elevation allow for plenty of natural light and offer convenient access to the outside space.

Bedroom 1

10' 10" x 11' 1" (3.30m x 3.38m)

Bedroom one briefly comprises of carpeted flooring, built in wardrobes, radiator and uPVC window to the front elevation.

Bedroom 2

8' 6" x 10' 6" (2.59m x 3.20m)

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

Bedroom 3

7' 0" x 9' 8" (2.13m x 2.94m)

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

Bathroom

5' 9" x 6' 9" (1.75m x 2.06m)

This modern bathroom suite benefits from a bath with shower above, WC, basin, vinyl flooring and uPVC window.

Externally

To the front, the property enjoys a low maintenance, fully paved garden with a generous driveway providing ample off-road parking and convenient access to the rear garden. The enclosed rear garden offers a wonderful space for both relaxation and entertaining, featuring a well maintained lawn, a paved patio ideal for outdoor dining, and mature shrubs that create an attractive and established backdrop. Fully enclosed by timber fencing, the garden provides a private and secure environment for families, children and pets alike.



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

Free Valuations

We offer a free valuation with no obligation, just call the relevant

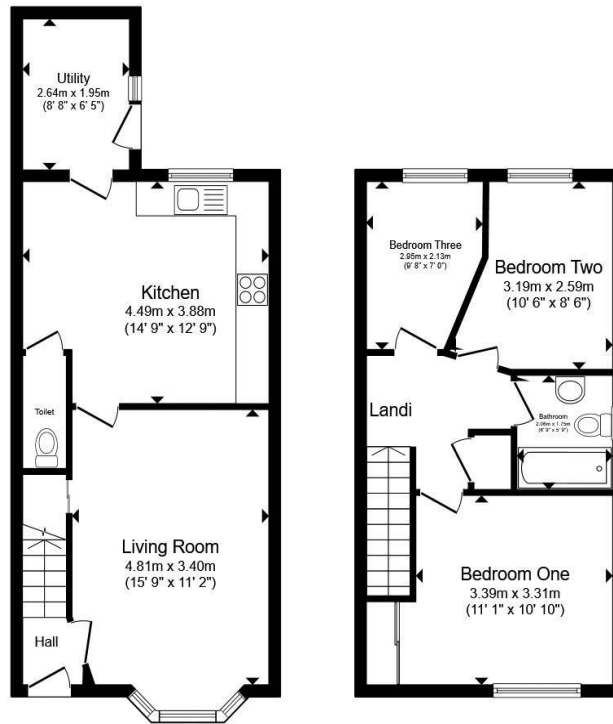
office, or visit www.croftsestateagents.co.uk seven days a week to arrange your free valuation.

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

Total floor area 85.2 m² (917 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		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		