



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



87 Stallingborough Road
Immingham
DN40 1NW

Offers in the Region Of £259,000

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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Lounge

11' 8" x 16' 10" (3.55m x 5.13m)

This spacious reception room benefits from carpeted flooring, gas fire, neutral decor, coving and uPVC window to the front elevation.

Kitchen

6' 5" x 9' 5" (1.95m x 2.87m)

Benefitting from base and wall mounted units, vinyl flooring, sink with drainer and dual aspect uPVC windows looking out to the rear garden.

Dining Room

10' 10" x 14' 3" (3.30m x 4.34m)

Adjacent to the kitchen is the dining room which provides ample space for a dining table and chairs. The room briefly comprises of carpeted flooring, radiator and uPVC window to the side elevation.

Bedroom 1

10' 4" x 11' 6" (3.15m x 3.50m)

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

Bedroom 2

10' 1" x 11' 8" (3.07m x 3.55m)

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

Bedroom 3

7' 8" x 10' 11" (2.34m x 3.32m)

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

Shower Room

6' 0" x 9' 3" (1.83m x 2.82m)

Benefitting from a large walk in shower, WC, vanity basin, towel rail radiator, vinyl flooring and uPVC window.

Externally

Externally, the property enjoys ample off road parking along with well maintained gardens, providing excellent outdoor space to relax and entertain.



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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

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.

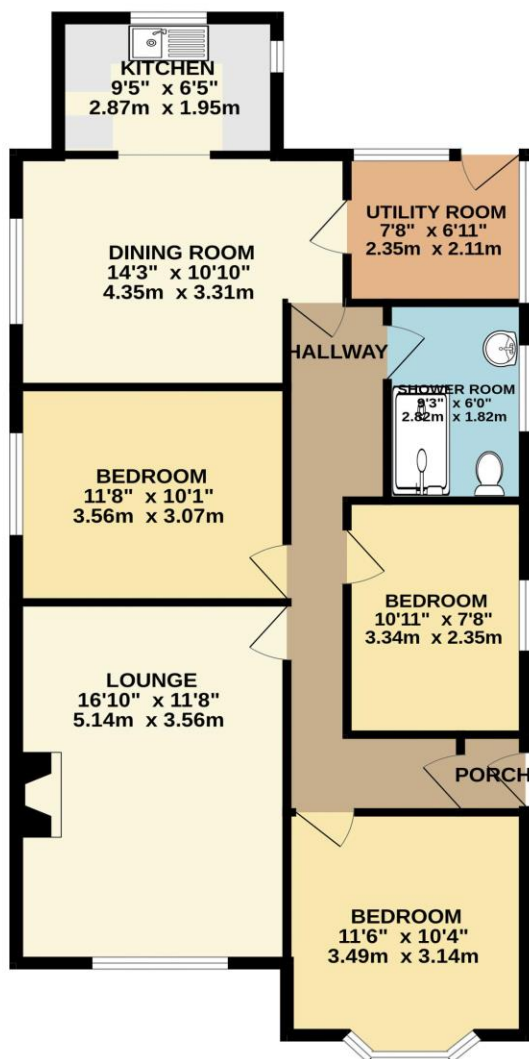
Mortgage and Financial Advice

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 MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
924 sq.ft. (85.8 sq.m.) approx.



TOTAL FLOOR AREA : 924 sq.ft. (85.8 sq.m.) 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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