



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



22 Station Road
Habrough
DN40 3AP

Offers in the Region Of £280,000

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



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

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

10' 11" x 16' 11" (3.32m x 5.15m)

Benefitting from carpeted flooring, neutral decor with feature wall, radiator, open fire and a bespoke uPVC window.

Dining Room

9' 4" x 13' 2" (2.84m x 4.01m)

Facing the front garden, the dining room comprises of carpeted flooring, radiator and uPVC window to the front elevation.

Kitchen

11' 3" x 16' 2" (3.43m x 4.92m)

A well appointed fitted kitchen offering an excellent range of wall and base units, complemented by a practical breakfast bar. Integrated appliances include an electric double oven, hob and extractor hood, while two uPVC double glazed window provides plenty of natural light, creating a bright and functional space ideal for everyday living.

First Floor Landing

Offering carpeted flooring and a large walk in airing cupboard.

Bedroom 1

11' 0" x 16' 2" (3.35m x 4.92m)

A spacious and well proportioned double bedroom featuring a private balcony, offering plenty of natural light and an ideal space to relax. The room provides built in wardrobes with mirrored doors creating ample storage, carpeted flooring and door to the balcony.

Bedroom 2

9' 11" x 12' 5" (3.02m x 3.78m)

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

Bedroom 3

9' 9" x 18' 5" (2.97m x 5.61m)

Bedroom three briefly comprises of carpeted flooring, neutral decor, radiator, built in mirrored wardrobes and uPVC window.

Bedroom 4

9' 11" x 8' 5" (3.02m x 2.56m)

Located on the ground floor, the fourth briefly comprises of en-suite shower with high level WC, carpeted flooring, radiator, neutral decor, built in wardrobe and uPVC window.

Bathroom

7' 10" x 13' 3" (2.39m x 4.04m)

A well appointed family bathroom fitted with a panelled bath, large shower cubicle, WC, and wash basin. The room is complemented by wood and tiled flooring and a uPVC double glazed window, providing natural light and ventilation.

Shower Room

A modern shower room comprising a corner shower enclosure, high level WC, and wash hand basin. A uPVC double-glazed window provides natural light and ventilation, completing this practical and well-presented space.

Externally

The property benefits from an attractive exterior with a well maintained frontage, archway to front door and gated carport leading to garage with soakaway. A balcony accessed from the first floor bedroom offers an additional private outdoor seating area. The property also features an integral garage, along with a driveway providing convenient off road parking. The rear garden offers patio area ideal for al-fresco dining, laid to lawn and pond. Outdoor storage is something this property isn't in short supply of with log store, coal bunker and roofed gazebo. The property also boasts triple glazed windows and door to the front and double glazed windows to the rear.



OFFICE HOURS

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

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.

Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

Free Valuations

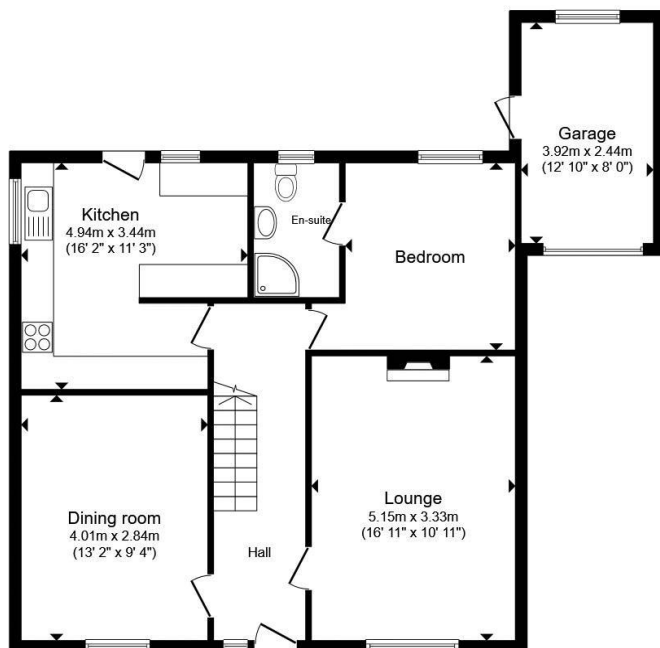
We offer a free valuation with no obligation, just call the relevant office, or visit www.croftsestateagents.co.uk seven days a week to arrange your free valuation.

Property Management

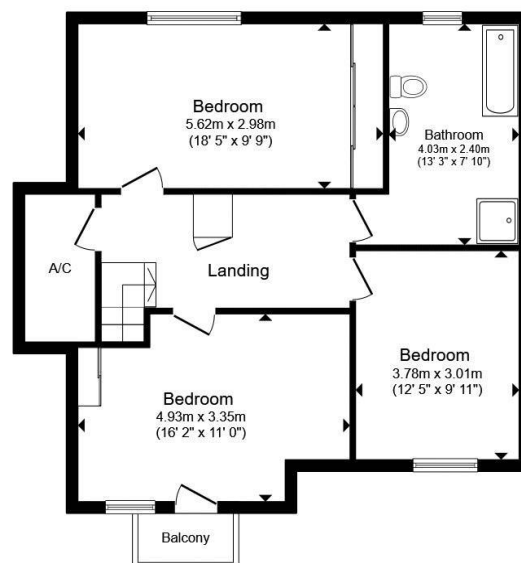
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.







Ground Floor



First Floor

Total floor area 158.0 m² (1,701 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		
69-80	C		
55-68	D		55 D
39-54	E	44 E	
21-38	F		
1-20	G		

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.