



# 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



41 Winslow Drive  
Immingham  
DN40 2BY

Offers in the Region Of £225,000

Address : 21 Kennedy Way, Immingham, DN40 2AB  
Email : [immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)  
Website : [www.croftsestateagents.co.uk](http://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

13' 3" x 20' 0" (4.04m x 6.09m)

A bright and spacious lounge-diner offering the perfect space for both relaxing and entertaining. With ample room for a comfortable seating area and dining table, this versatile living space benefits from plenty of natural light creating a warm and inviting atmosphere for everyday family life.

### Kitchen

7' 8" x 9' 4" (2.34m x 2.84m)

Well-appointed with a selection of base and wall units, sink with drainer, and a uPVC side door providing convenient external access.

### Conservatory

7' 3" x 15' 6" (2.21m x 4.72m)

### Bedroom 1

9' 6" x 11' 3" (2.89m x 3.43m)

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

### Bedroom 2

8' 9" x 9' 6" (2.66m x 2.89m)

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

### Bedroom 3

7' 1" x 7' 7" (2.16m x 2.31m)

Bedroom three briefly comprises of carpeted flooring, radiator, over stairs storage cupboard and uPVC window to the front elevation.

### Bedroom 4

9' 3" x 12' 3" (2.82m x 3.73m)

This versatile room creates an ideal space to be used as a bedroom, office or sitting room. Light and airy, the room comprises of carpeted flooring, en-suite, radiator and uPVC bay window.

### En-suite

4' 9" x 9' 3" (1.45m x 2.82m)

Located on the ground floor is this stylish shower room, thoughtfully designed with modern fitting. The room benefits from a large shower cubical, WC, basin and uPVC window to the rear elevation.

### Bathroom

5' 9" x 7' 1" (1.75m x 2.16m)

Benefitting from a bath with shower above, WC, basin, radiator and uPVC window to the rear elevation.

## Externally

Externally, the property enjoys a private rear garden offering a great space for outdoor entertaining, family activities, or simply unwinding. To the front, there is a driveway providing ample off road parking and access to an garage.



### 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](http://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](http://www.croftsestateagents.co.uk) seven days a week to arrange your free valuation.

### Property Management

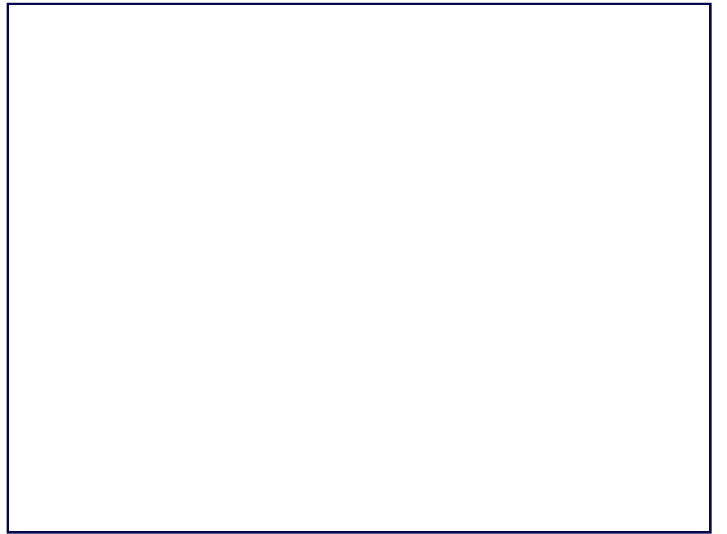
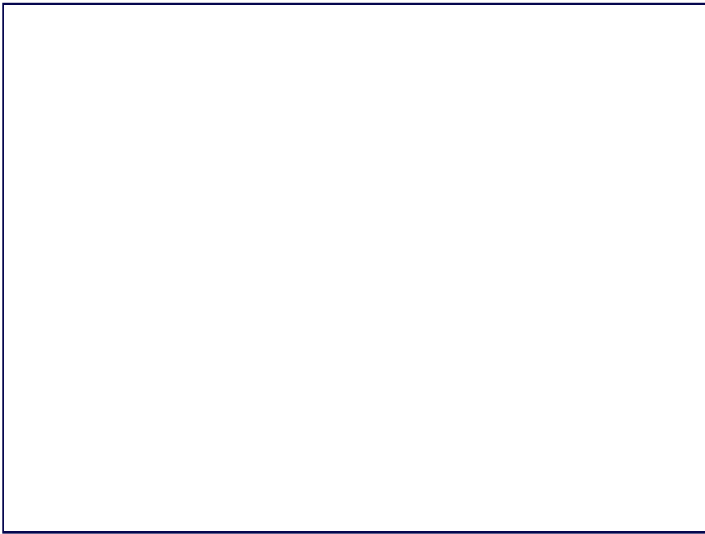
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

### Mortgage and Financial Advice

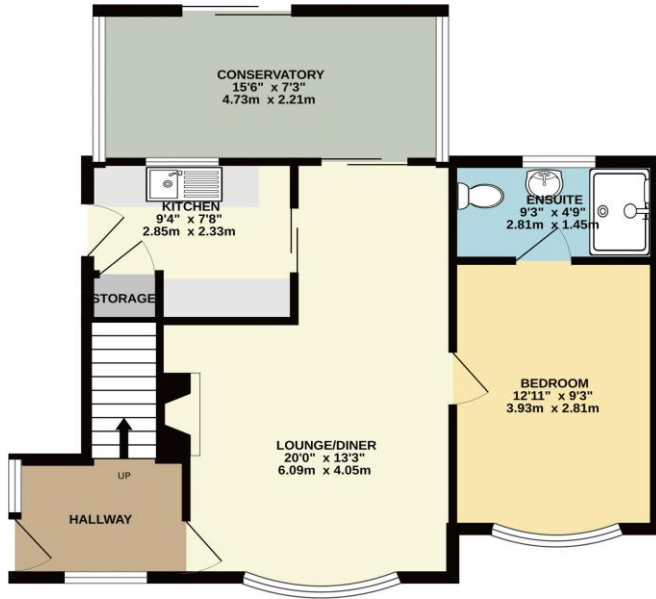
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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

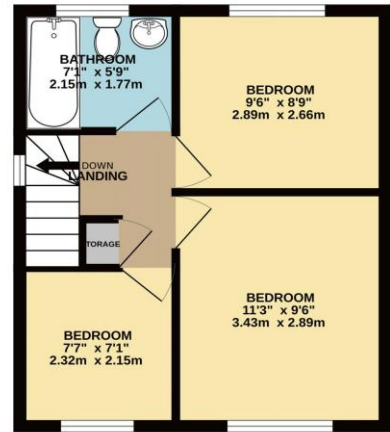




GROUND FLOOR  
623 sq.ft. (57.9 sq.m.) approx.



1ST FLOOR  
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 953 sq.ft. (88.6 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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