



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



51 Stallingborough Road
Immingham
DN40 1NW

Offers in the Region Of £205,000

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



Front

Set back from Stallingborough Road, this beautiful home offers instant curb appeal, with a large resin driveway, which was laid in March 2021, providing ample off road parking, porch area and gates to the front and middle of the driveway, providing a degree of privacy. Similar to the rear garden, it has been landscaped to the highest order with a variety of different plants and hedge line to one side.

Lounge

11' 9" x 10' 7" (3.58m x 3.22m)

The first of the two reception rooms and located to the front is the lounge. Decorated to a modern standard, whilst keeping in with the properties traditional features. The room benefits from laminate flooring, gas fire, radiator and uPVC triple glazing bay window.

Dining Room

14' 11" x 10' 7" (4.54m x 3.22m)

Well proportioned, this room offers versatile living and serves the current owner well as a dining room. Benefitting from uPVC French doors, looking out to the delightful rear garden, laminate flooring, coving and radiator.

Kitchen

18' 4" x 7' 8" (5.58m x 2.34m)

The galley shaped kitchen offers ample storage through the base and wall mounted units, integral double oven with hob above and tiled splashback. There is also plumbing for a washing machine, dishwasher, understairs cupboard which acts as a larger cupboard and side door leading out to the driveway/carport area.

Bedroom 1

The master bedroom, which is one of the larger of the three, comprises of laminate flooring, uPVC bay window to the front elevation, radiator and built in wardrobes.

Bedroom 2

Bedroom two, which is an excellent size, comprises of carpeted flooring, radiator and uPVC window to the rear elevation. There is also fitted wardrobes.

Bedroom 3

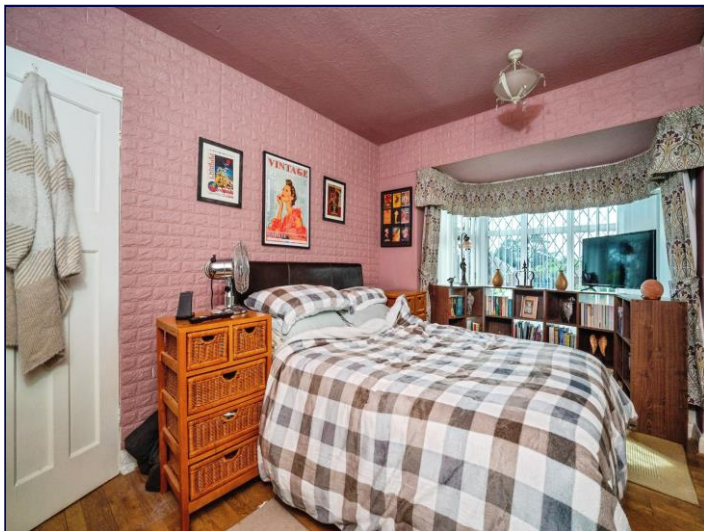
The third bedroom briefly comprises of carpeted flooring, radiator and uPVC window.

Bathroom

Having recently been installed, this modern bathroom suite consists of a bath with shower above, WC and vanity basin. There is also part tiled walls, radiator and uPVC window to the front elevation.

Rear Garden

Having undergone a full make over, this beautifully landscaped garden is in our opinion, one of the best we've seen. As you step into this large garden, there is a continuation of the resin driveway, which acts as the patio area and detached garage. Towards the rear of the garden there is a fruit tree with seating area, additional patio to the rear and outbuilding to the rear, which could be used as a snug/games room. The attention to detail is superb with every inch of space taken into consideration and carefully thought out when designing this wonderful outdoor space.



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 B: 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

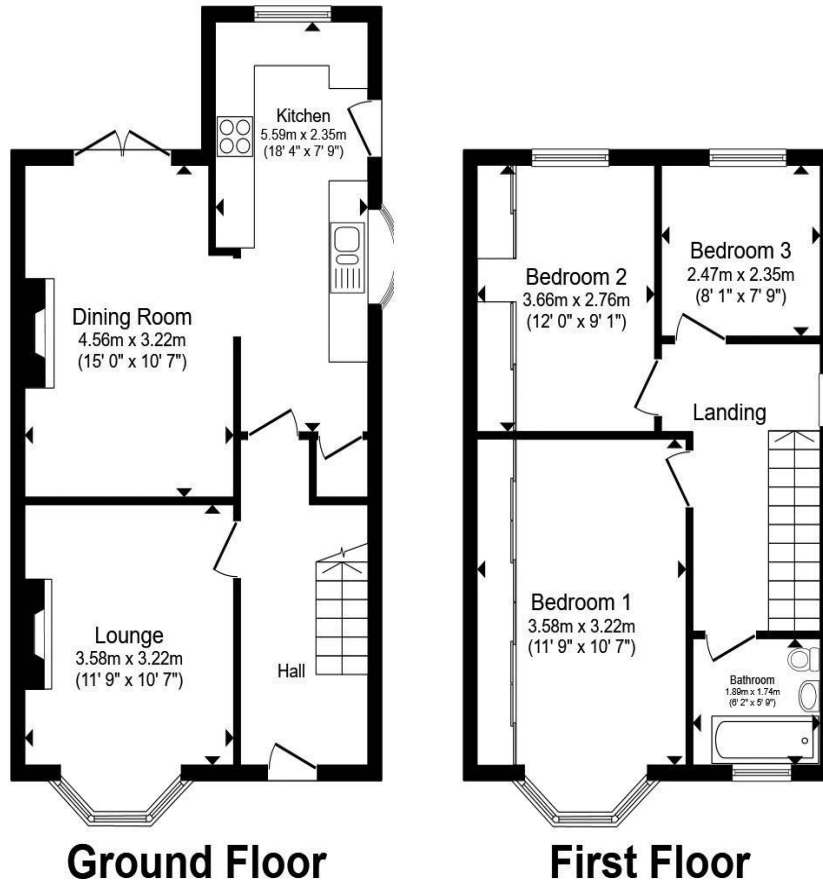
We offer a free valuation with no obligation, just call the relevant office, or visit www.croftsestateagents.co.uk seven days a week to arrange your free valuation.

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.

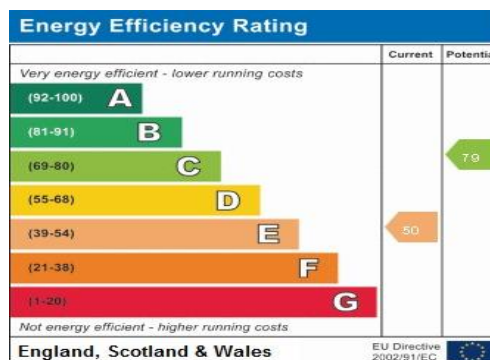






Total floor area 94.1 m² (1,013 sq.ft.) approx

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



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.