



# 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



23 Station Road  
Ulceby  
DN39 6UQ

Offers in the Region Of £185,000

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**

10' 10" x 17' 5" (3.30m x 5.30m)

Spacious and beautifully presented lounge featuring contemporary décor, stylish laminate flooring, a uPVC window, and radiator.

**Kitchen**

9' 7" x 18' 0" (2.92m x 5.48m)

Stunning extended contemporary kitchen, beautifully appointed with sleek finishes, patio doors opening seamlessly onto the rear garden, inset sink with drainer, and elegant tiled flooring throughout.

**Bedroom 1**

10' 8" x 11' 5" (3.25m x 3.48m)

Bedroom one briefly comprises of carpeted flooring, radiator,, coving and uPVC window.

**Bedroom 2**

8' 10" x 10' 8" (2.69m x 3.25m)

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

**Bedroom 3**

9' 1" x 9' 8" (2.77m x 2.94m)

Bedroom three briefly comprises of laminate flooring, radiator, coving and uPVC window to the front.

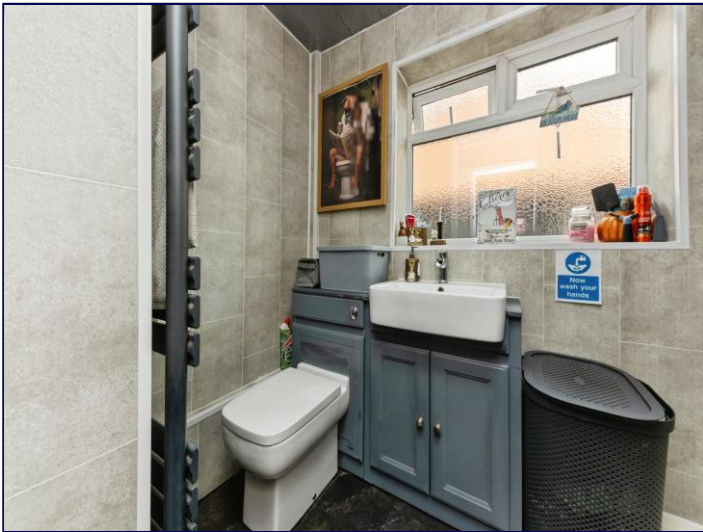
**Shower Room**

5' 6" x 7' 11" (1.68m x 2.41m)

Elegant and modern shower room, thoughtfully designed with a walk-in shower, fitted WC, wash basin, and uPVC side aspect.

**Externally**

Externally, the property enjoys attractive front and rear gardens, providing excellent outdoor space for relaxing or entertaining, together with off road parking.



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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 A: 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.

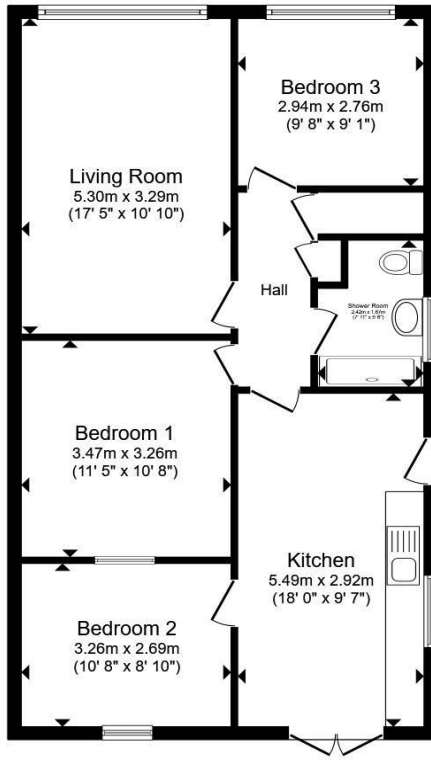
### Mortgage and Financial Advice

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.**







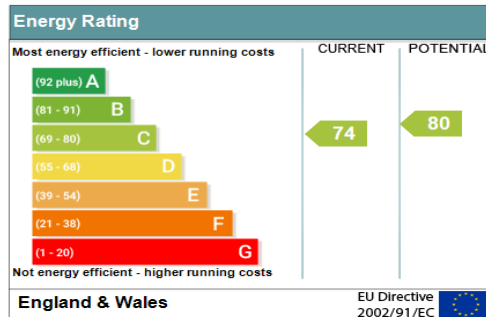
Total floor area 73.6 m<sup>2</sup> (792 sq.ft.) approx

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](http://www.focalagent.com)



Address: 23 Station Road, ULCEBY, DN39 6UQ

RRN:



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