



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

IMMINGHAM

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



16 Carlton Avenue
Healing
DN41 7PJ

Offers in the Region Of £210,000

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

12' 5" x 17' 10" (3.78m x 5.43m)

Featuring fireplace with timber mantel, carpeted flooring, elegant wall lights enhance the ambience, while a window to the front floods the room with natural light and offers a pleasant outlook over the garden.

Kitchen

12' 0" x 14' 11" (3.65m x 4.54m)

The property boasts a stylish modern kitchen diner, thoughtfully designed to create the perfect space for both everyday living and entertaining. The kitchen is fitted with a range of contemporary units complemented by quality work surfaces and a selection of integral appliances, providing both practicality and a sleek, streamlined finish. The dining area offers ample space for a family dining table, with the room benefiting from plenty of natural light. Adding both convenience and a touch of luxury, the windows are fitted with made to measure electric roller blinds, allowing you to effortlessly control light and privacy at the touch of a button. Overall, this impressive kitchen diner provides a modern and sociable hub to the home.

Bedroom 1

12' 5" x 12' 6" (3.78m x 3.81m)

Bedroom one briefly comprises soft under foot carpeted flooring, tasteful decor, radiator and uPVC window to the rear elevation.

Bedroom 2

10' 11" x 12' 0" (3.32m x 3.65m)

Bedroom two briefly comprises of soft under foot carpeted flooring, radiator and uPVC window to the front elevation.

Bedroom 3

10' 11" x 12' 5" (3.32m x 3.78m)

Located on the first floor, the third bedroom comprises of carpeted flooring, radiator and uPVC window to the front elevation.

Shower Room

6' 8" x 7' 4" (2.03m x 2.23m)

A stylish and contemporary shower room, beautifully appointed with modern fixtures and fittings. The space features a sleek walk-in shower, complemented by quality tiling and a modern suite, creating a clean and sophisticated finish. Thoughtfully designed to maximise both style and practicality, the room offers a fresh, low-maintenance space ideal for modern living.

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

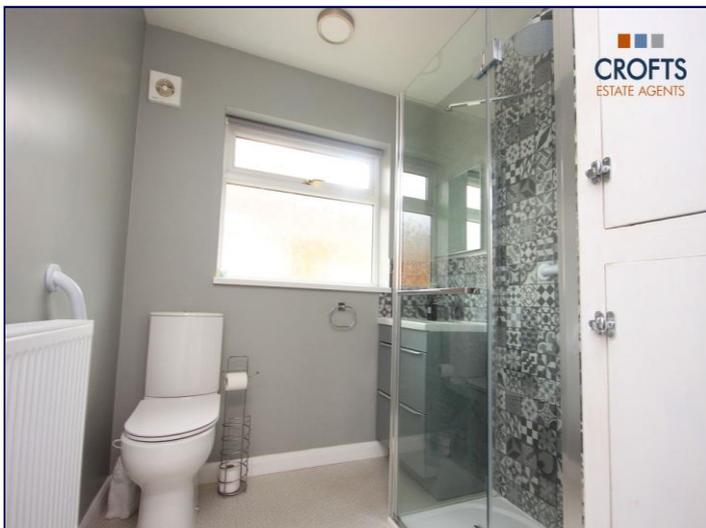
Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

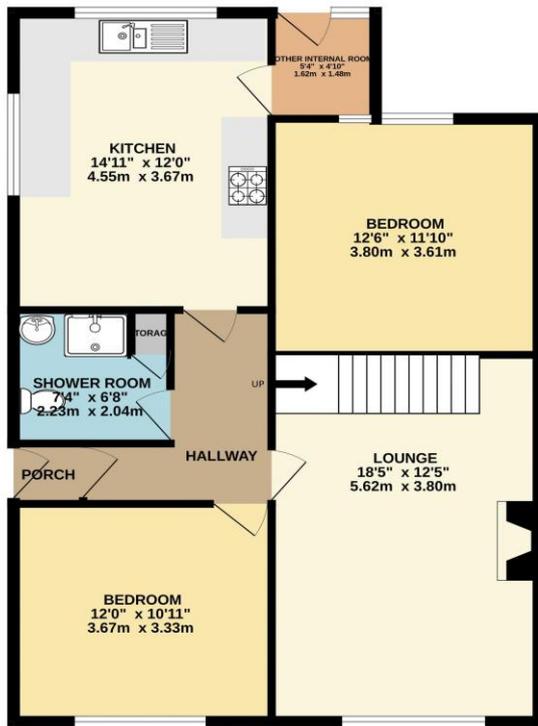
Band B: To confirm council tax banding for this property please view the website- www.voa.gov.uk/cti

Free Valuations

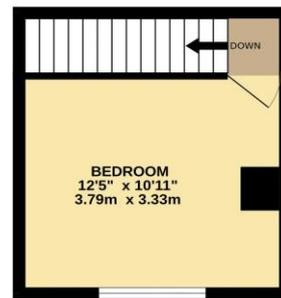
We offer a free valuation with no obligation, just call the relevant office, or visit www.croftsestateagents.co.uk seven days a week



GROUND FLOOR
824 sq.ft. (76.6 sq.m.) approx.



1ST FLOOR
171 sq.ft. (15.9 sq.m.) approx.



TOTAL FLOOR AREA : 995 sq.ft. (92.5 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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