



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



9 Tealby Close
Immingham
DN40 2FB

Offers in the Region Of £255,000

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' 4" x 15' 11" (3.15m x 4.85m)

Bright and spacious open plan lounge/diner offering a versatile living and entertaining space, with ample room for both comfortable seating and a dining table. Large windows provide plenty of natural light, creating a welcoming atmosphere ideal for modern family living.

Dining Room

9' 3" x 10' 4" (2.82m x 3.15m)

Kitchen

11' 6" x 13' 0" (3.50m x 3.96m)

Stylish fitted kitchen offering a range of wall and base units with complementary worktops, integrated appliances, and ample space for food preparation and storage.

Bedroom 1

10' 2" x 17' 6" (3.10m x 5.33m)

Bedroom one benefits from carpeted flooring, en-suite, neutral decor, radiator and uPVC window to the front elevation.

En-suite

6' 9" x 7' 5" (2.06m x 2.26m)

Well-appointed en-suite shower room featuring a walk-in shower, wash hand basin and WC, providing added convenience and privacy.

Bedroom 2

10' 3" x 12' 5" (3.12m x 3.78m)

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

Bedroom 3

10' 6" x 17' 0" (3.20m x 5.18m)

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

Bedroom 4

8' 3" x 10' 7" (2.51m x 3.22m)

Currently used as an office, the fourth bedroom of carpeted flooring, radiator and uPVC window to the rear elevation

Bathroom

6' 8" x 8' 3" (2.03m x 2.51m)

Modern family bathroom fitted with a three-piece suite comprising a panelled bath with shower over, wash hand basin and WC, finished with contemporary tiling.

Externally

Outside, the home offers ample off-road parking leading to an integral garage complete with power and lighting. To the rear, the beautifully maintained west-facing garden provides the perfect setting to relax and unwind, featuring a manicured lawn and a spacious patio, ideal for summer barbecues, alfresco dining, and enjoying the afternoon and evening sunshine.



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

Free Valuations

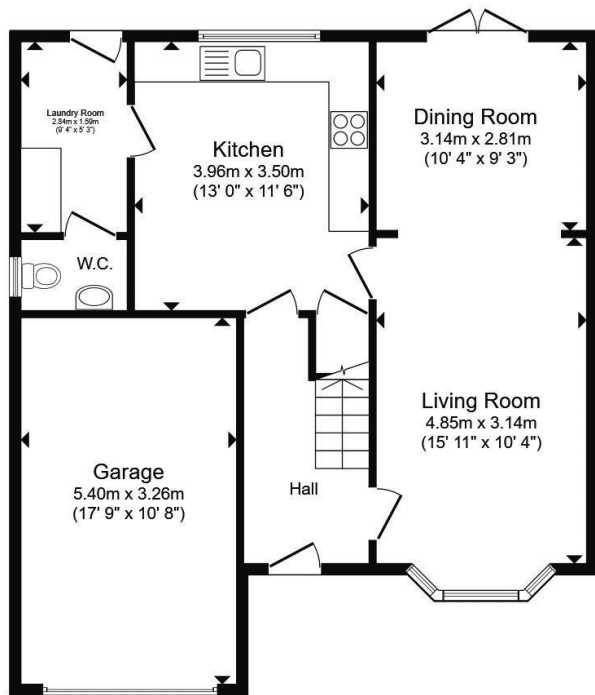
We offer a free valuation with no obligation, just call the relevant office, or visit www.croftsestateagents.co.uk seven days a week to arrange your free valuation.

Property Management

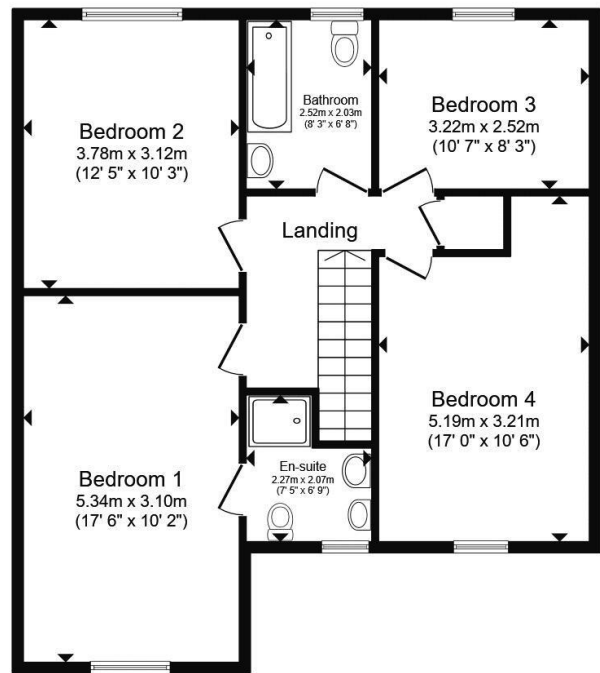
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.







Ground Floor



First Floor

Total floor area 143.0 m² (1,539 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

