



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


CROFTS
ESTATE AGENTS



10 Station Road
Habrough
DN40 3AP

Offers in the Region Of £349,500

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



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Sunday Closed



Lounge

11' 4" x 15' 11" (3.45m x 4.85m)

Benefitting from carpeted flooring, neutral decor, radiator and bay window to the front elevation.

Sitting/Dining room

11' 4" x 19' 11" (3.45m x 6.07m)

Neutrally decorated, this extended reception room provides versatile living space with the room currently set up as a sitting/dining room,

Kitchen

12' 0" x 12' 1" (3.65m x 3.68m)

Offering a mixture of base and wall mounted units with integral oven, hob with extractor above, 1 and a half sink with drainer, tiled splash back, laminate flooring and window to the rear elevation.

Utility room

7' 0" x 12' 0" (2.13m x 3.65m)

Shower Room

4' 6" x 8' 7" (1.37m x 2.61m)

Located on the ground floor, is the shower room, which is ideal for families or when guests are visiting. Benefitting from a shower cubical, WC, basin, towel rail radiator and window to the front elevation.

Bedroom 1

11' 4" x 17' 0" (3.45m x 5.18m)

Bedroom one briefly comprises of carpeted flooring, radiator, fitted wardrobes and window to the front elevation, offering open field views.

Bedroom 2

12' 0" x 14' 3" (3.65m x 4.34m)

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

Bedroom 3

9' 11" x 15' 1" (3.02m x 4.59m)

Bedroom three briefly comprises of carpeted flooring, radiator, en-suite and window to the rear elevation.

En-suite

5' 4" x 5' 5" (1.62m x 1.65m)

Benefitting from a shower cubical, WC, basin, vinyl flooring and window to the rear elevation.

Bedroom 4

9' 3" x 12' 0" (2.82m x 3.65m)

Bedroom four briefly comprises of carpeted flooring, radiator, built in wardrobes and window to the rear elevation.

Bathroom

9' 11" x 12' 0" (3.02m x 3.65m)

This spacious bathroom suite benefits from a corner shower, bath, WC, vanity basin, towel rail radiator and window to the rear elevation.

Externally

Externally, the house sits on a large plot, featuring extensive gardens that offer a high degree of privacy and plenty of room for outdoor dining, children's play or future landscaping potential. Off-road parking and an integral garage complete the setting.



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 C: 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.

Mortgage and Financial Advice

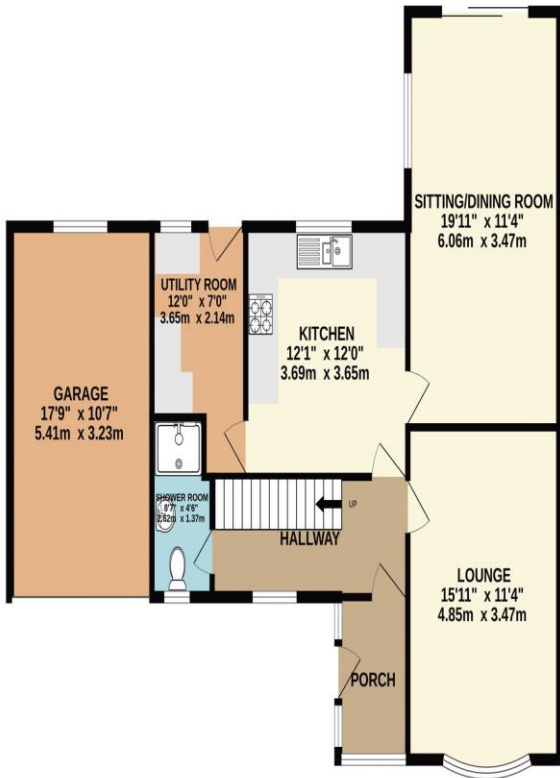
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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
978 sq.ft. (90.8 sq.m.) approx.



1ST FLOOR
775 sq.ft. (72.0 sq.m.) approx.

