



# 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

  
**CROFTS**  
ESTATE AGENTS



2 Habrough Court  
South Killingholme  
DN40 3HZ

Offers in the Region Of £199,950

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



# CROFTS ESTATE AGENTS

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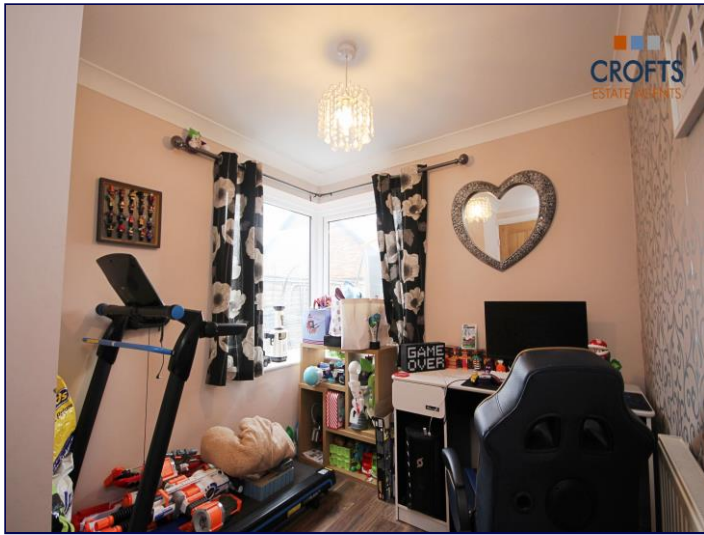
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### Lounge

11' 10" x 16' 10" (3.60m x 5.13m)

This spacious reception room benefits from laminate flooring, radiator, bay window and uPVC patio doors to the rear.

### Snug

7' 8" x 9' 1" (2.34m x 2.77m)

Found at the rear of the property is the second reception room, which provides versatile living.

### Kitchen

10' 6" x 13' 1" (3.20m x 3.98m)

Offering a range of base and wall mounted units, sink with drainer, integral oven with hob and extractor above, integral drishwasher, vinyl flooring, tiled splashback and uPVC window

### Utility room

5' 2" x 10' 6" (1.57m x 3.20m)

### Bedroom 1

10' 6" x 15' 2" (3.20m x 4.62m)

Bedroom one briefly comprises of carpeted flooring, radiator, en-suite and uPVC door to the rear.

### En-suite

2' 11" x 10' 6" (0.89m x 3.20m)

### Bedroom 2

10' 6" x 12' 8" (3.20m x 3.86m)

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

### Bedroom 3

7' 8" x 11' 1" (2.34m x 3.38m)

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

### Bathroom

7' 8" x 8' 4" (2.34m x 2.54m)

Benefitting from a bath, WC, basin, vinyl flooring, radiator and uPVC window to the front elevation.

### Externally

Externally, the home benefits from a private rear garden, ideal for relaxing or outdoor dining, while the link-detached design provides additional privacy. A driveway and garage offer off-road parking and useful storage.



Immingham 01469 564294

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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 C: 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.

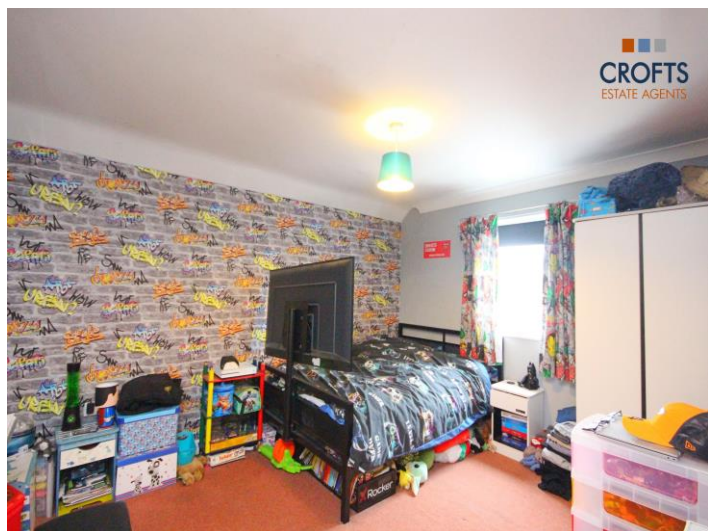
### Property Management

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

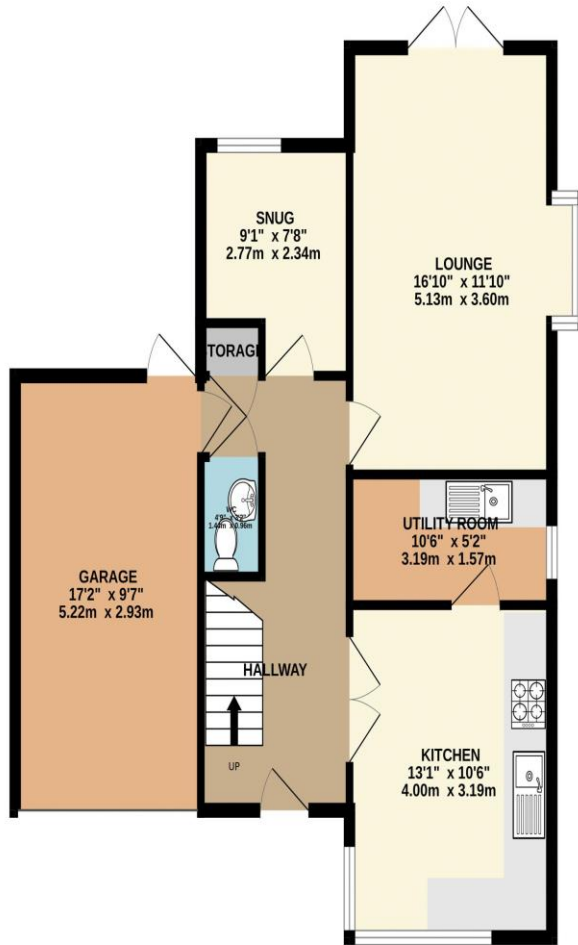
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

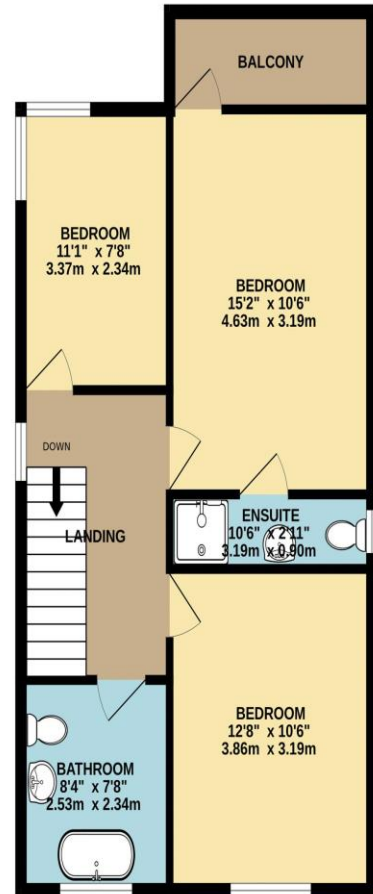




GROUND FLOOR  
740 sq.ft. (68.7 sq.m.) approx.



1ST FLOOR  
600 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA: 1340 sq.ft. (124.4 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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