



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



1 Fair Isle Rise
Immingham
DN40 1RQ

Monthly Rental Of £1,000

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



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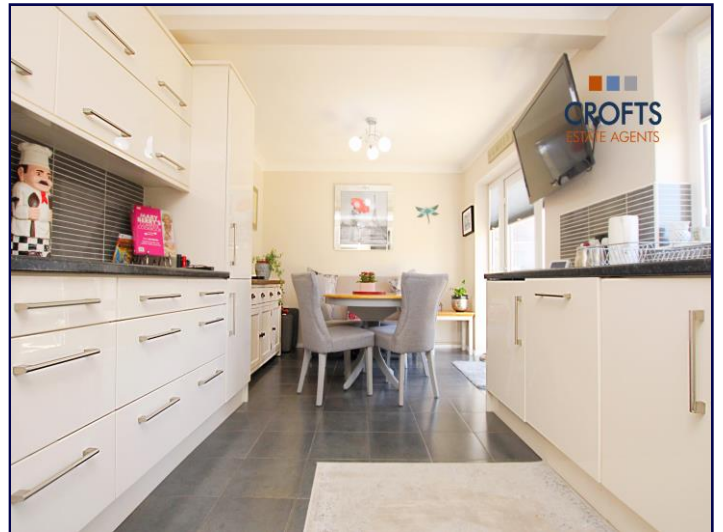
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Lounge

13' 8" x 11' 9" (4.16m x 3.58m)

This room benefits from carpeted flooring, neutral decor with wallpapered feature wall, modern fire surround with electric fire, radiator and uPVC double-glazed windows to the front elevation.

Kitchen/Diner

9' 11" x 19' 8" (3.02m x 5.99m)

This spacious kitchen/diner comprises of modern, neutral base and wall units, radiator, tiled splashback, tiled flooring, integral double-oven, four-ring gas hob, extractor, 1.5 basin with a mixer tap, integral fridge-freezer and dishwasher. There is also, ample space for both a dining table and social seating, uPVC double-glazed windows and a uPVC double-glazed door providing access to the rear garden and patio, ideal for entertaining or enjoying al fresco dining.

Master bedroom

11' 5" x 12' 1" (3.48m x 3.68m)

The well proportioned master bedroom benefits from uPVC double-glazed windows to the side elevation, radiator, laminate flooring, modern, light decor and fitted wardrobes.

Bedroom 2

8' 5" x 9' 11" (2.56m x 3.02m)

Bedroom two comprises of uPVC windows to the rear elevation, radiator, neutral carpeted flooring and bright, modern decor.

Bedroom 3

9' 11" x 8' 5" (3.02m x 2.56m)

Located on the ground floor, bedroom three benefits from neutral coloured carpeted flooring, radiator, fitted wardrobes and uPVC double-glazed windows to the rear elevation.

Bathroom

8' 10" x 8' 3" (2.69m x 2.51m)

The spacious family bathroom comprises of a white four-piece suite including corner 'jacuzzi' bath, walk-in shower, pedestal basin and w.c., heated towel rail, tiled flooring, tiled shower, half-tiled walls and uPVC double-glazed windows to the side elevation.

Garage

5' 1" x 8' 6" (1.55m x 2.59m)

The integral garage with an electric rolling door has been partitioned to create an additional internal room on the ground-floor with the front portion of the garage currently used as storage.

Cloakroom

3' 3" x 4' 7" (0.99m x 1.40m)

This room comprises of laminate flooring following on from the entrance hallway, a basin with mixer tap, w.c., and a uPVC double-glazed window to the side elevation.

Utility/laundry room

10' 5" x 8' 6" (3.17m x 2.59m)

The integral garage with an electric rolling door has been partitioned to create an additional internal room on the ground-floor. The internal room is currently used as a large laundry/utility room, adding further adaptability to the ground-floor accommodation that this home provides.

External

To the front is a concrete driveway with brick border providing ample off-road parking and a well-maintained lawn with mature shrubbery, with timber-fencing to the side elevation and a small wall to the front. The well-proportioned enclosed rear garden, with timber fencing around the perimeter and gated side access, wraps around to the side elevation and includes a substantial paved patio area accessible from the from the kitchen/diner, ideal for garden lovers and for entertaining.



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.

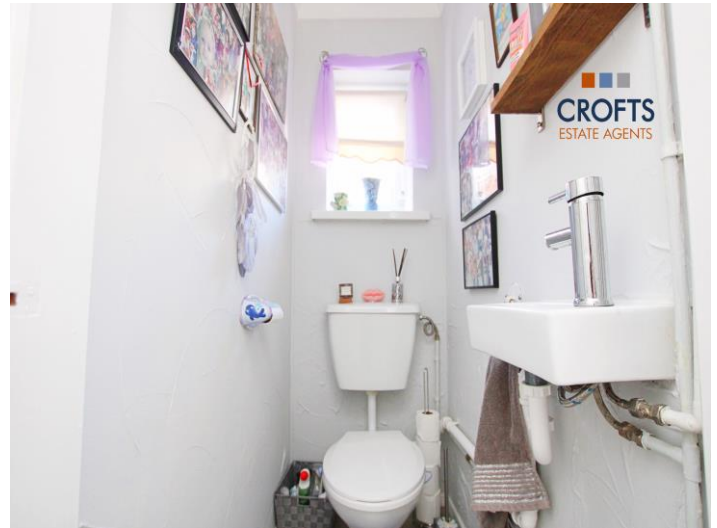
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

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.

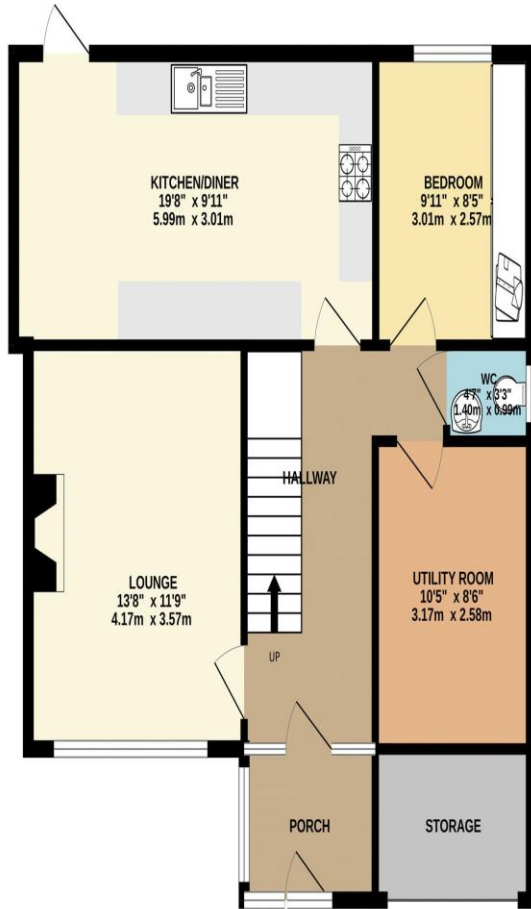
Mortgage and Financial Advice

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.

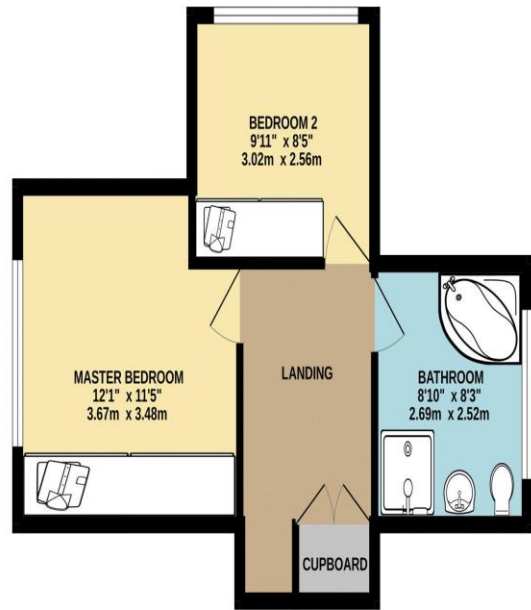
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
724 sq.ft. (67.2 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 1094 sq.ft. (101.6 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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