



# 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



72 Clyfton Crescent  
Immingham  
DN40 2BT

Offers in the Region Of £215,000

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



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Sunday Closed



**Lounge**

11' 10" x 24' 5" (3.60m x 7.44m)

This spacious lounge-diner boasts carpeted flooring, neutral decor, radiator and two uPVC sliding doors which provide views into the rear garden.

**Kitchen**

11' 4" x 11' 10" (3.45m x 3.60m)

Benefitting from a mixture of base and wall mounted units, integral oven, hob with extractor above, sink with drainer and uPVC window and door to the rear.

**Bedroom 1**

8' 5" x 14' 1" (2.56m x 4.29m)

Bedroom one briefly comprises of carpeted flooring, built in wardrobes, radiator and uPVC window to the front elevation.

**Bedroom 2**

10' 5" x 11' 6" (3.17m x 3.50m)

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

**Bedroom 3**

8' 11" x 9' 6" (2.72m x 2.89m)

Bedroom three, which is currently used as an office, comprises of carpeted flooring, radiator and uPVC window to the front elevation.

**Bathroom**

5' 7" x 7' 11" (1.70m x 2.41m)

Benefitting from a shower, basin, radiator, uPVC window to the side elevation and separate WC adjacent.

**Externally**

Externally, the property enjoys gardens to the front and rear, providing pleasant outdoor space, along with a driveway and integral single garage, offering off road parking.



### 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.

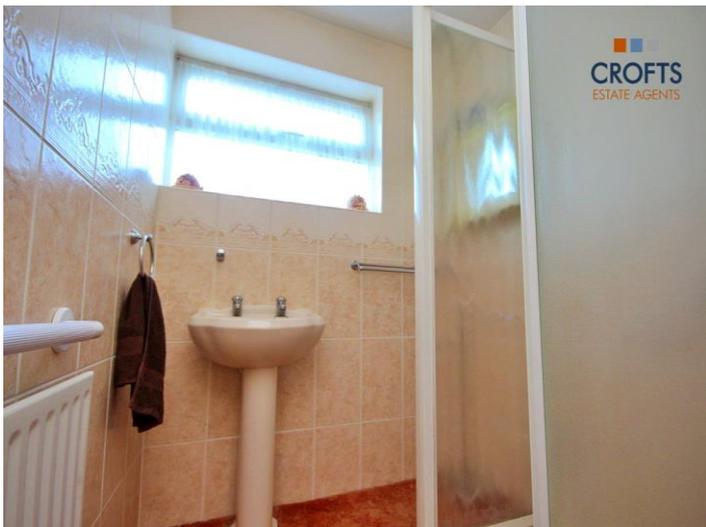
### Property Management

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

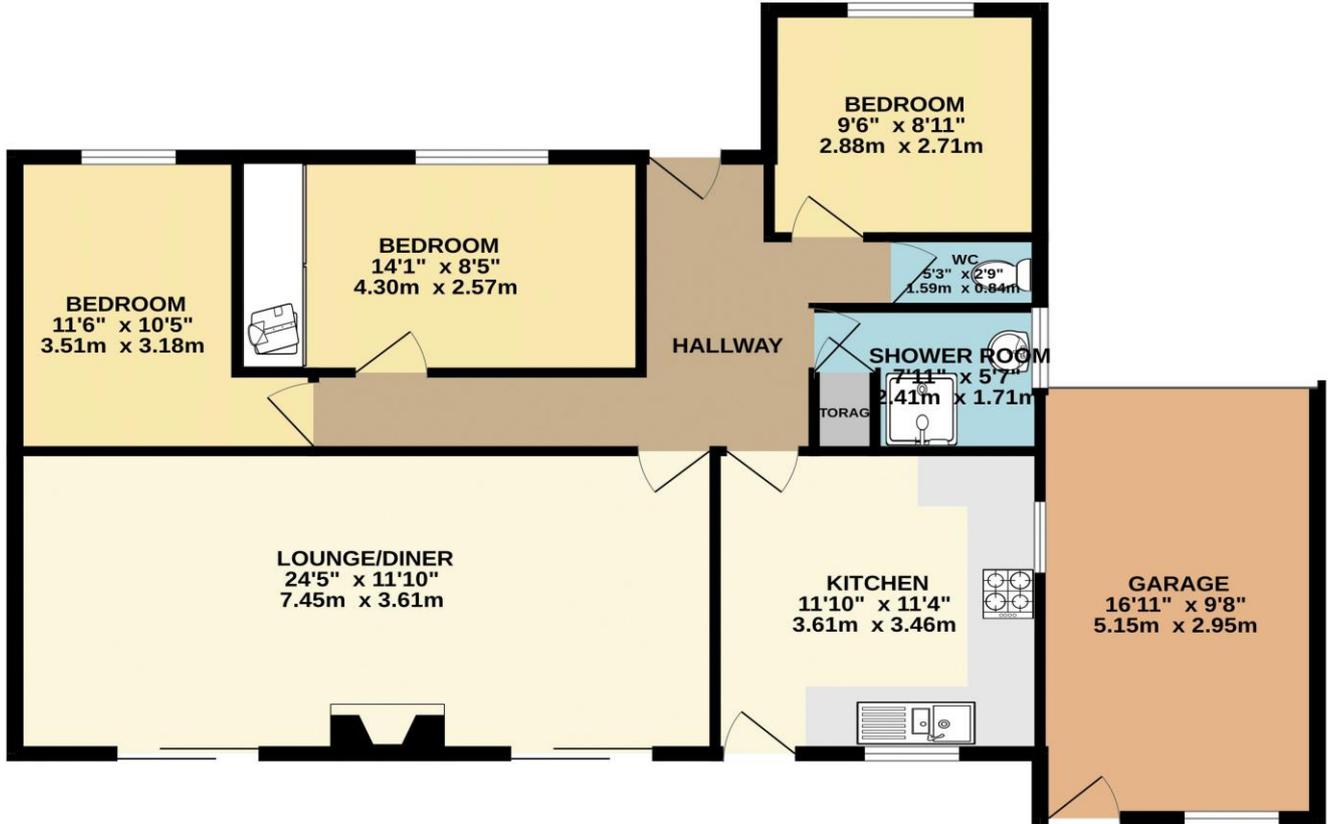
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

**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  
1049 sq.ft. (97.4 sq.m.) approx.



TOTAL FLOOR AREA : 1049 sq.ft. (97.4 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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