



# 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



34 Hansard Crescent  
Caistor  
LN7 6QT

Offers in the Region Of £225,000

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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**Lounge**

12' 7" x 22' 7" (3.83m x 6.88m)

Benefitting from carpeted flooring, modern decor, radiator and log burner. The living room also provides access to the dining room and kitchen.

**Kitchen**

16' 4" x 16' 5" (4.97m x 5.00m)

Boasting a range of fitted units with integral oven and hob above, sink with drainer, tiled splash back, radiator, vinyl flooring and uPVC window.

**Conservatory**

10' 8" x 20' 4" (3.25m x 6.19m)

Located at the rear of the property is the second reception room, which is spacious and provides a versatile living space.

**Bedroom 1**

11' 10" x 12' 10" (3.60m x 3.91m)

Bedroom one briefly comprises of carpeted flooring, radiator, tasteful decor and uPVC window to the rear elevation

**Bedroom 2**

10' 9" x 12' 10" (3.27m x 3.91m)

Bedroom two briefly comprises of carpeted flooring, radiator, modern decor and dual aspect uPVC windows.

**Bedroom 3**

7' 6" x 8' 0" (2.28m x 2.44m)

Bedroom three briefly comprises of carpeted flooring, radiator, over stairs storage and uPVC window to the front elevation.

**Bathroom**

6' 11" x 9' 1" (2.11m x 2.77m)

This large four piece bathroom suite benefits from a corner shower, WC, bath, basin, radiator and uPVC window to the side elevation.

**Externally**

Externally, the property benefits from a south facing wrap around garden, which provides sun all day. The garden is perfect for outdoor entertaining, gardening, or simply unwinding in the fresh air. To the front, off-street parking adds practicality and ease for busy households.

**Loft**

The loft provides a huge space for storage, with the potential (subject to planning and building regulations) to extend



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 A: 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.

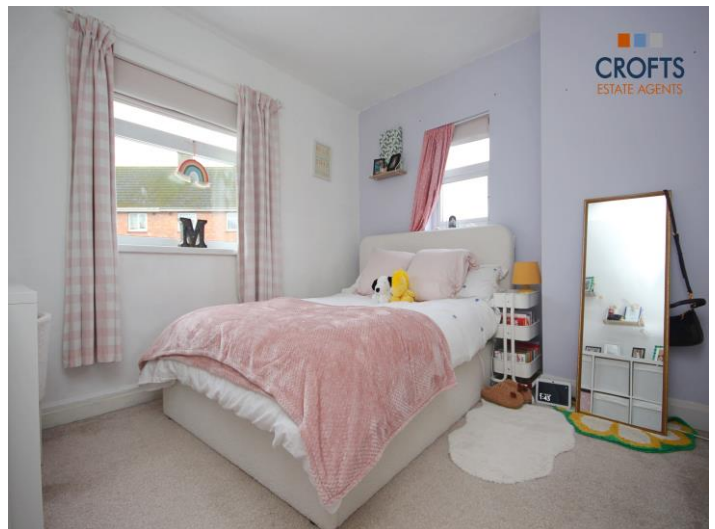
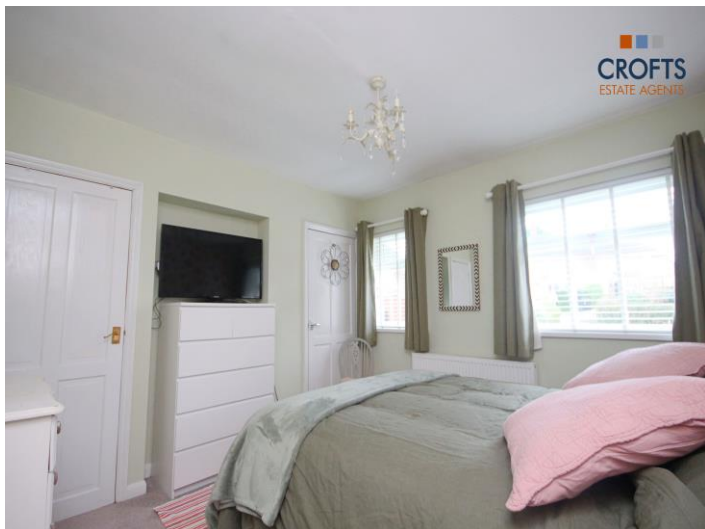
### Property Management

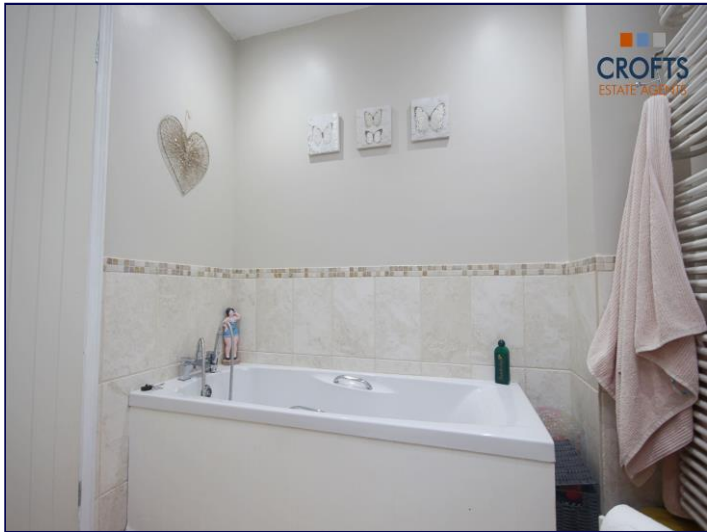
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

### Mortgage and Financial Advice

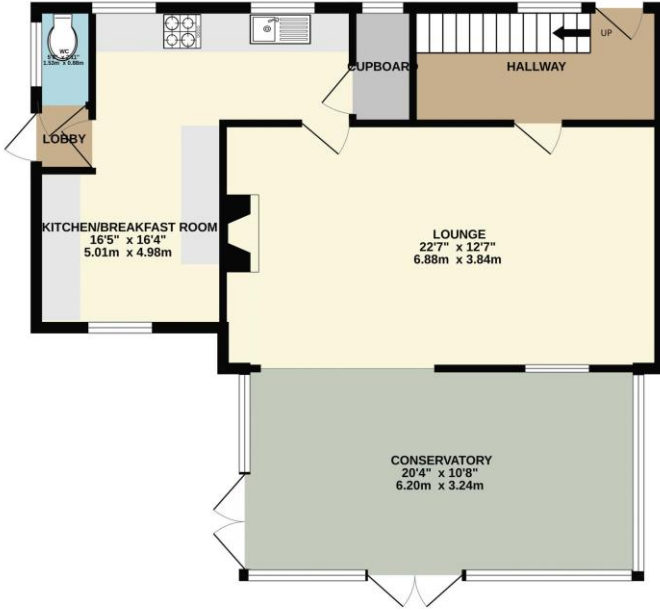
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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

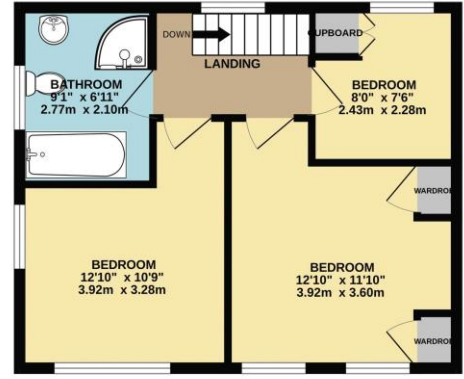




GROUND FLOOR  
787 sq.ft. (73.1 sq.m.) approx.



1ST FLOOR  
418 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA: 1205 sq.ft. (112.0 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 70 C    | 75 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |