



## 25 KISHORN COURT

IMMINGHAM, DN40 1PN

**£165,000**  
**FREEHOLD**

A beautifully presented three-bedroom semi-detached home set on a private corner plot in Immingham, featuring a VERY generous-sized garden, integral garage and ample off-road parking. Tastefully improved by the current owners and ideally located close to local industry, amenities and excellent road links.

  
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### DESCRIPTION

Tucked away in a peaceful corner plot, this well-presented and greatly improved three-bedroom semi-detached house offers generous living space and excellent curb appeal. The property benefits from a good-sized rear garden, ideal for families or those who enjoy outdoor living, along with an integral garage and ample off-road parking for multiple vehicles.

Inside, the home has been thoughtfully updated by the current owners, creating a comfortable and modern environment ready for its next occupants. The layout provides well-proportioned rooms throughout, making it suitable for a wide range of buyers including families, first-time movers, and professionals.

Located in a popular part of Immingham, the property enjoys excellent road links to nearby towns and cities, making commuting straightforward. It is also conveniently positioned close to local industry, providing easy access to employment opportunities, as well as nearby amenities, shops, and schools.

This is a fantastic opportunity to acquire a spacious, well-maintained home in a sought-after location. Early viewing is highly recommended.

### ENTRANCE HALLWAY

### LOUNGE

Located to the front of the property

### KITCHEN DINING

Modern fitted kitchen dining room located to the back of house overlooking the garden

### FIRST FLOOR HALLWAY

with doors to all principle bedrooms

### BEDROOM ONE

### BEDROOM TWO

### BEDROOM THREE

### FAMILY BATHROOM

### GARDENS, GARAGE & PARKING

Tucked into a corner plot within a quiet cul-de-sac, off road parking to the front and lawn and paving to the rear with a garden shed.

Single integral garage with access door to the side.

Extra good sized garden to the side - perfect for a kids play area separate from the main garden or a workshop

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### ADDITIONAL INFORMATION

**Local Authority –**

**Council Tax – Band B**

**Viewings – By Appointment Only**

**Floor Area – 936.00 sq ft**

**Tenure – Freehold**





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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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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