



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



127 Orion Way
Lacey Acres
Grimsby
DN34 5UG

Offers in the Region Of £92,500

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



Lounge

12' 6" x 12' 10" (3.81m x 3.91m)

Benefitting from carpeted flooring, radiator, modern decor and uPVC French doors to the rear.

Kitchen

6' 9" x 8' 6" (2.06m x 2.59m)

Benefitting from base and wall mounted units, integral oven, hob with extractor above, sink with drainer and vinyl flooring.

Bedroom

12' 6" x 13' 10" (3.81m x 4.21m)

Located on the first floor, this bedroom comprises of carpeted flooring, Velux window, built in wardrobes and radiator.

Shower Room

4' 11" x 6' 1" (1.50m x 1.85m)

This modern shower suite boasts tiled flooring and walls, shower cubical, WC, vanity basin, radiator and uPVC window to the side elevation.

Externally

Offering a larger than average garden which is low maintenance stoned garden with decking area ideal for al fresco dining. There is also off road parking to the front.

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, 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

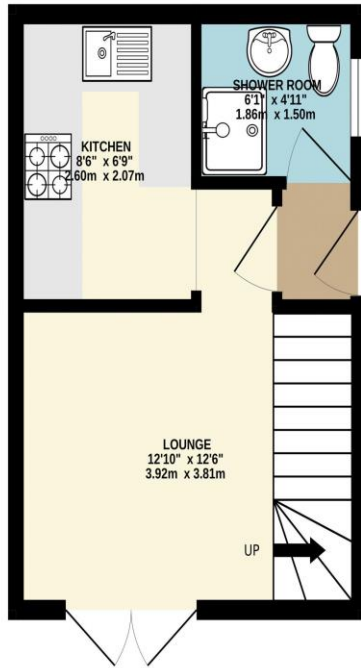
Free Valuations

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.

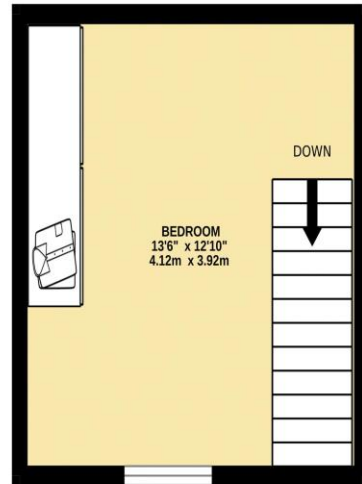
Property Management

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.

GROUND FLOOR
224 sq.ft. (20.9 sq.m.) approx.



1ST FLOOR
174 sq.ft. (16.2 sq.m.) approx.



TOTAL FLOOR AREA : 399 sq.ft. (37.0 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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