



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



7 Churchill Avenue
Keelby
DN41 8HN

Offers in the Region Of £239,950

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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Lounge

12' 5" x 18' 4" (3.78m x 5.58m)

Located at the front of the property is this spacious living room which comprises of carpeted flooring, radiator, neutral decor, coving and two uPVC windows to the front elevation.

Dining Room

9' 5" x 17' 11" (2.87m x 5.46m)

Adjacent to the kitchen is this large dining room, which currently is used as an open plan living-dining space. The room comprises of carpeted flooring, radiator, coving, neutral decor and French doors which open out to the rear garden.

Kitchen

8' 11" x 17' 11" (2.72m x 5.46m)

Recently upgraded, this modern kitchen boasts plenty of storage through base and wall mounted units. Sleek and well designed, the room benefits from integral fridge/freezer, oven, gas hob with extractor above and sink with drainer. There is also laminate flooring, tiled splashback and uPVC door and window to the rear.

Bedroom 1

12' 9" x 13' 0" (3.88m x 3.96m)

Bedroom one briefly comprises of carpeted flooring, floor to ceiling fitted wardrobes, en-suite, radiator and uPVC window to the front elevation.

En-suite

6' 4" x 10' 1" (1.93m x 3.07m)

This modern and spacious en-suite benefits from a large power shower with sliding door, WC, vanity basin, tiled walls, LED lighting, radiator and uPVC window to the front elevation.

Bedroom 2

9' 5" x 12' 7" (2.87m x 3.83m)

Bedroom two briefly comprises of carpeted flooring, radiator, fitted wardrobes and uPVC window to the rear elevation.

Bedroom 3

8' 5" x 12' 7" (2.56m x 3.83m)

Bedroom three briefly comprises of carpeted flooring, radiator, fitted wardrobes and uPVC window to the rear elevation.

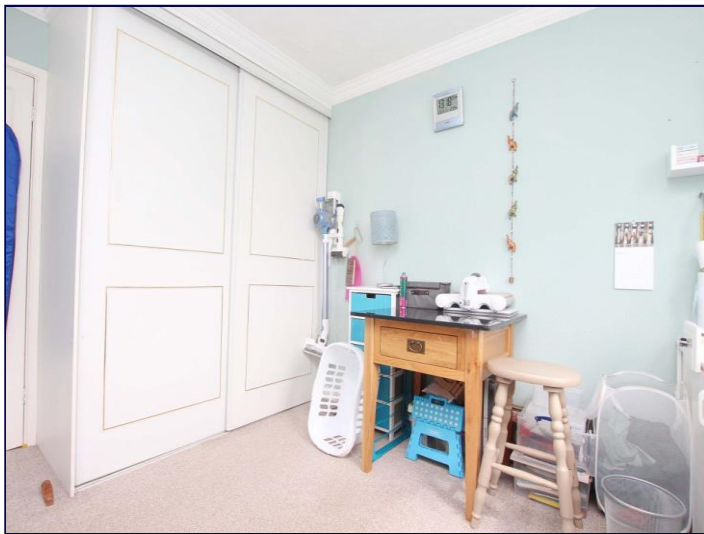
Bathroom

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

The family bathroom benefits from a bath with shower above, WC, vanity basin, partially tiled walls, radiator and uPVC window to the side elevation.

Externally

The front garden is fairly low maintenance with gravel driveway providing ample off road parking, curved brick wall which is well stocked with a range of shrubs and detached garage. The rear garden is beautifully presented and is made up of laid to lawn, patio area ideal for al-fresco dining, additional seating area and a lovely flower bed to the rear. Fencing to the rear provides a degree of privacy.



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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 C: To confirm council tax banding for this property please view the website- www.voa.gov.uk/cti

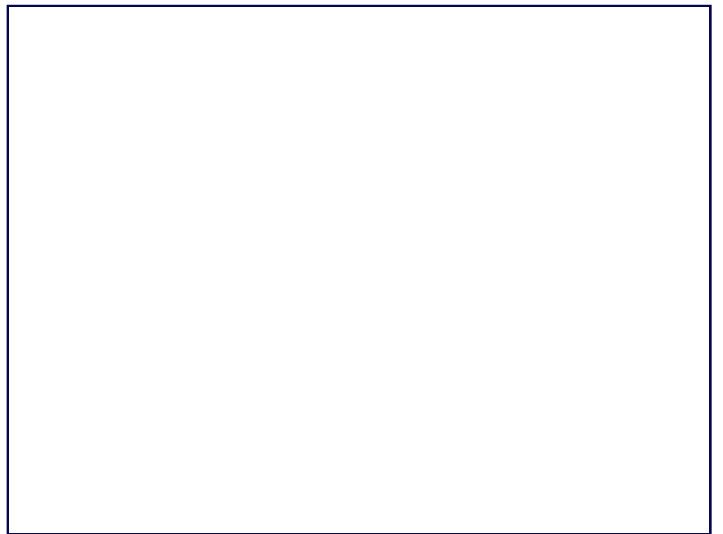


Free Valuations

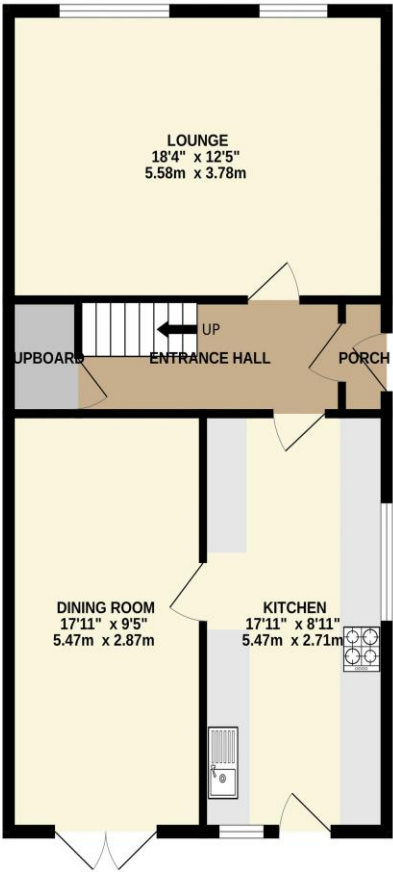
We offer a free valuation with no obligation, just call the relevant office, or visit www.croftsestateagents.co.uk seven days a week to arrange your free valuation.

Property Management

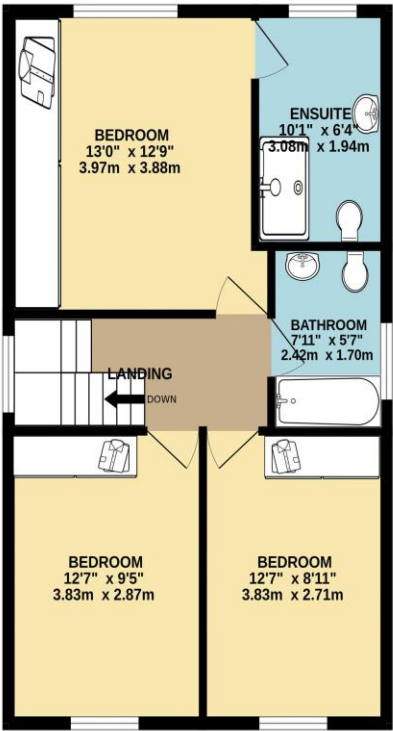
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.



GROUND FLOOR
645 sq.ft. (60.0 sq.m.) approx.



1ST FLOOR
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA: 1206 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		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		