



# 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



Winslow Drive  
Immingham  
DN40 2BQ

Offers in the Region Of  
£136,000

Being sold with NO FORWARD CHAIN is this deceptively spacious three bed semi detached house, located within the popular port town of Immingham. Set back from Winslow Drive, this property is well positioned with the Civic Centre and good schools for children of all ages only a short stroll away. Internal viewing will reveal the entrance hallway, lounge-diner, WC and kitchen. Heading to the first floor you will find three bedrooms, two being doubles and a modern three piece shower suite. Externally there is ample off road parking, single garage and generous size gardens to the front and rear.

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 9am to 5.30pm (Tuesday opening 9.30am)  
Saturday 9am to 3pm  
Sunday Closed



### Lounge/Diner

13' 8" x 18' 11" (4.16m x 5.76m)

Benefitting from carpeted flooring, brick built fire place, radiator, neutral decor and dual aspect uPVC windows.

### Kitchen

6' 10" x 8' 8" (2.08m x 2.64m)

Located to the rear of the property is the kitchen which offers both base and wall mounted units, tiled splash back, vinyl flooring, one and a half sink with basin, freestanding oven and uPVC door to the side.

### Bedroom 1

9' 3" x 10' 10" (2.82m x 3.30m)

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

### Bedroom 2

8' 1" x 9' 3" (2.46m x 2.82m)

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

### Bedroom 3

7' 6" x 7' 11" (2.28m x 2.41m)

Bedroom three briefly comprises of laminate flooring, radiator, coving and uPVC window to the front elevation.

### Shower Room

5' 0" x 7' 11" (1.52m x 2.41m)

This modern shower suite benefits from a large walk in shower with glass screen, WC, vanity basin, tiled walls, towel rail radiator and uPVC window to the rear elevation.

### Externally

Externally there is ample off road parking, single garage and generous size gardens to the front and rear.

**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.

**Viewings**

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

**Council Tax Information**

Band B: 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**

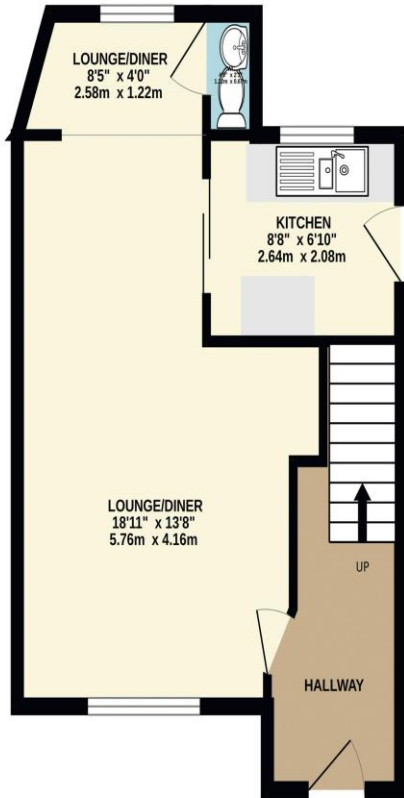
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

**Mortgage and Financial Advice**

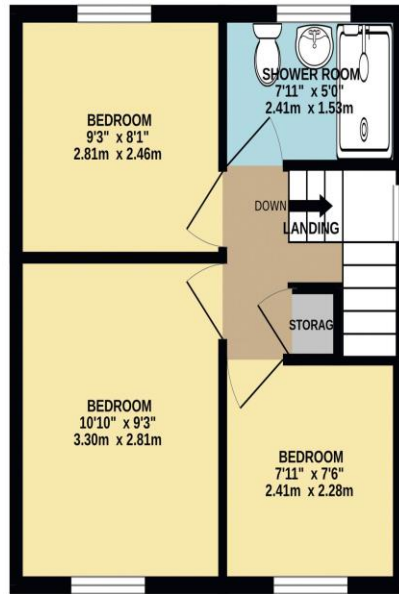
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

*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  
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA: 704 sq.ft. (65.4 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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