



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


CROFTS
ESTATE AGENTS



19 Holly Close
Stallingborough
DN41 8TG

Offers in the Region Of £302,500

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



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Lounge

15' 5" x 18' 9" (4.70m x 5.71m)

This spacious and homely living space boasts soft under foot carpeted flooring, electric fire, coving, radiator and dual uPVC windows, including walk in bay.

Kitchen

9' 3" x 11' 3" (2.82m x 3.43m)

Fully fitted and well presented, this kitchen boasts a range of base and wall mounted units with gloss tiled flooring, LED lighting to the ceiling and kickboards, uPVC window and uPVC door which provides access to the rear garden. There is also an integral oven with hob and extractor above, 1 1/2 sink with drainer, tiled splash back and plumbing for a washing machine.

Dining Room

9' 6" x 10' 0" (2.89m x 3.05m)

The dining room, which is adjacent to the kitchen benefits from laminate flooring, neutral decor and radiator.

Conservatory

9' 6" x 12' 9" (2.89m x 3.88m)

A handy additional reception room that offers many uses and can be used all year round thanks to the roof being replaced with a tiled roof with insulation boarding inside ensuring there is minimal heat loss. The room benefits from laminate flooring, uPVC windows, french doors and LED lighting to the ceiling.

Bedroom 1

11' 0" x 11' 2" (3.35m x 3.40m)

Bedroom one benefits from an en-suite, carpeted flooring, fitted wardrobes around the bed, radiator and uPVC window to the front elevation.

En-suite

3' 4" x 8' 5" (1.02m x 2.56m)

Benefitting from a shower, WC, vanity basin, towel rail radiator, led lighting, tiled walls and uPVC opaque window.

Bedroom 2

10' 5" x 11' 1" (3.17m x 3.38m)

Tastefully decorated bedroom two briefly comprises of carpeted flooring, radiator and uPVC window to the rear elevation.

Bedroom 3

7' 7" x 10' 5" (2.31m x 3.17m)

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

Bedroom 4

7' 7" x 7' 11" (2.31m x 2.41m)

Bedroom four, which would make an ideal office/nursery, benefits from carpeted flooring, radiator, fitted wardrobes and uPVC window to the front elevation.

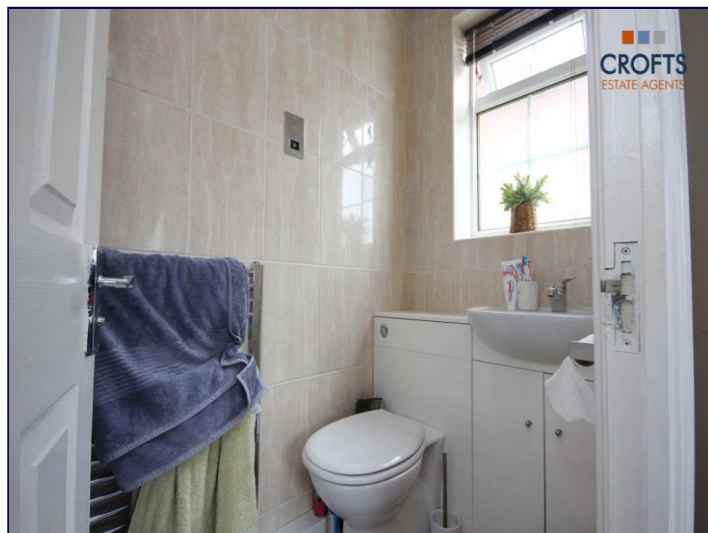
Bathroom

6' 3" x 6' 7" (1.90m x 2.01m)

The family bathroom provides a well presented three piece suite consisting of bath with shower above, WC, basin, tiled flooring and walls, led lighting and uPVC window to the side elevation.

Externally

Externally, there are generous size and well maintained gardens to the front and rear, ample off road parking and detached garage with up and over door, power and lighting.



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 D: 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.

Mortgage and Financial Advice

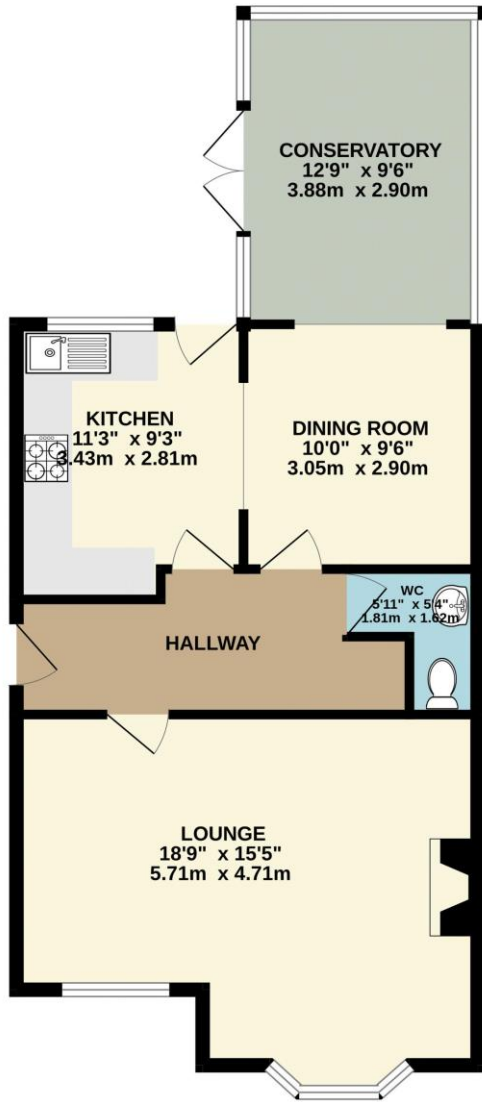
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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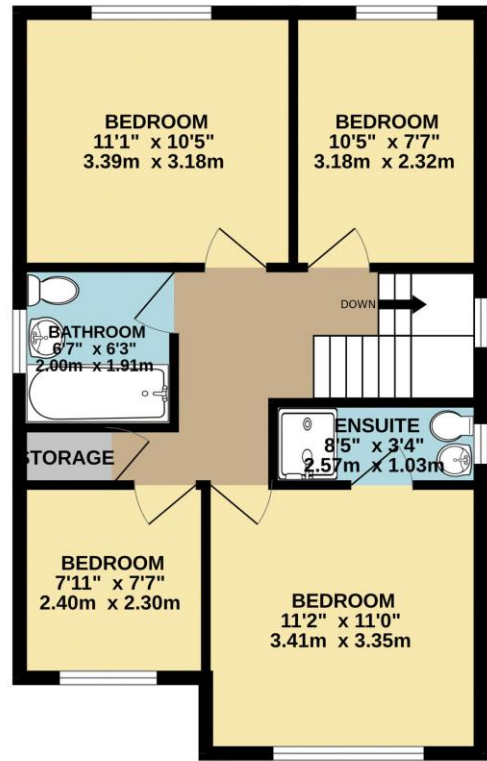




GROUND FLOOR
664 sq.ft. (61.7 sq.m.) approx.



1ST FLOOR
544 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA : 1208 sq.ft. (112.2 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		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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