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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



7 Pelham Crescent
Keelby
DN41 8EW

Offers in the Region Of £289,000

Address : 21 Kennedy Way, Immingham, DN40 2AB
Email : immingham@croftsestateagents.co.uk
Website : www.croftsestateagents.co.uk

OFFICE HOURS
Mon to Fri 9am to 5.30pm (Tuesday opening 9.30am)
Saturday 9am to 3pm
Sunday Closed



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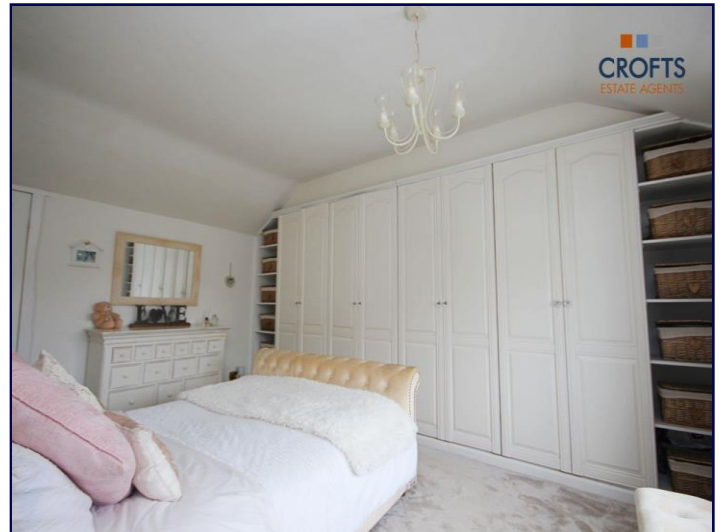
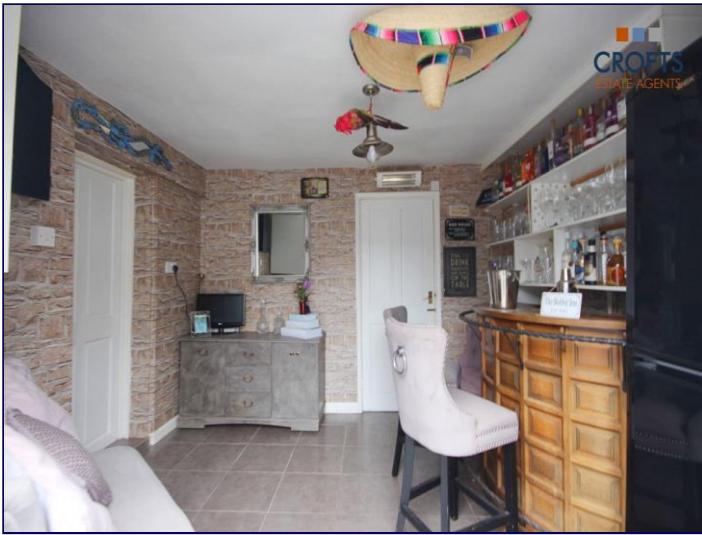
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Lounge-diner

16' 3" x 30' 4" (4.95m x 9.24m)

This inviting traditional lounge-diner offers a warm and characterful living space, ideal for both relaxing and entertaining. The focal point of the room is a charming multi-fuel fire, set within a feature surround, creating a cosy atmosphere throughout the colder months.

Kitchen

6' 5" x 22' 2" (1.95m x 6.75m)

This charming galley-style kitchen combines traditional character with modern practicality, featuring classic cabinetry alongside clean, functional finishes. Thoughtfully arranged to make the most of the space, it offers well-organised storage and ample worktop areas, ideal for efficient everyday cooking. Neatly designed and easy to maintain, it provides a practical yet attractive setting for day-to-day living

Sitting room

9' 5" x 10' 11" (2.87m x 3.32m)

Leading off the kitchen is a versatile living space, currently styled for entertaining, with French doors opening onto the private courtyard garden—perfect for indoor-outdoor living. The room offers excellent flexibility and could easily be adapted as a second sitting room, garden room or utility area.

Bedroom 1

11' 4" x 14' 7" (3.45m x 4.44m)

Bedroom one briefly comprises of carpeted flooring, radiator, neutral decor, en-suite and uPVC window to the front elevation.

En-suite

6' 4" x 14' 6" (1.93m x 4.42m)

This spacious en-suite, connected to the master bedroom, boasts a walk in shower, bath, WC, basin and tiled walls and flooring.

Bedroom 2

8' 7" x 12' 6" (2.61m x 3.81m)

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

Bedroom 3

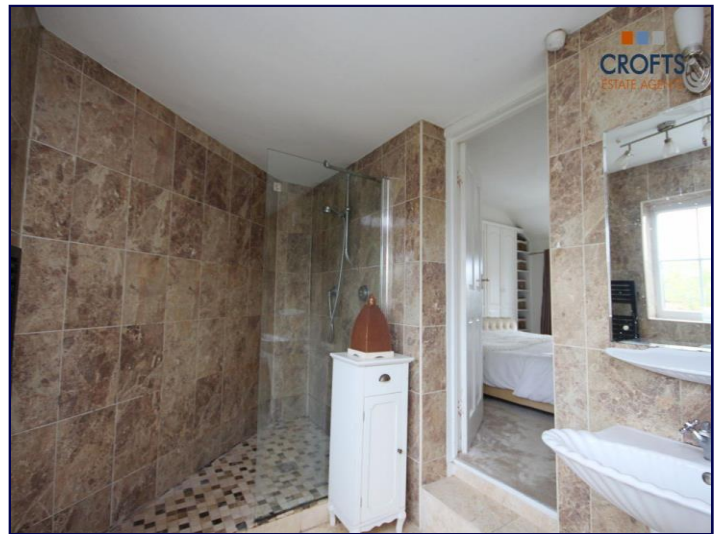
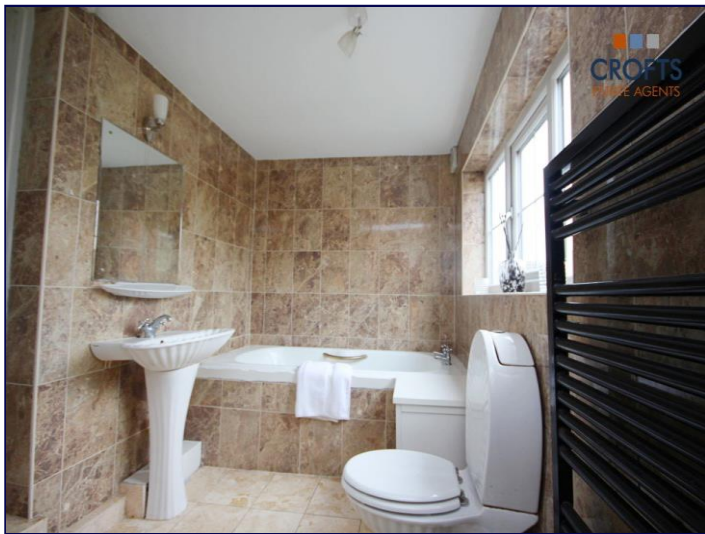
6' 4" x 12' 6" (1.93m x 3.81m)

Bedroom three briefly comprises of carpeted flooring, natural decor, radiator and dual aspect uPVC windows.

Bathroom

5' 5" x 6' 0" (1.65m x 1.83m)

Benefitting from a bath with shower above, WC, basin, radiator and uPVC window to the side elevation.



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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 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

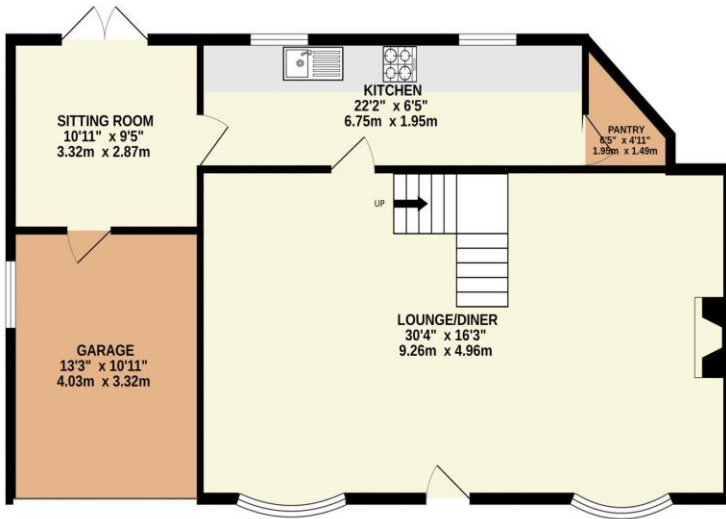
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

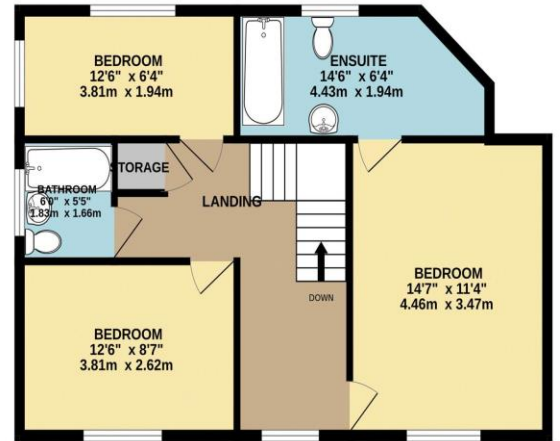




GROUND FLOOR
901 sq.ft. (83.7 sq.m.) approx.



1ST FLOOR
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA : 1509 sq.ft. (140.2 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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