







102 Allerton Way
Immingham
DN40 2FG

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

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Lounge
11' 11" x 20' 11" (3.63m x 6.37m)
The spacious lounge provides a comfortable and welcoming setting for relaxing and entertaining. Generous proportions create plenty of space for a range of furniture, while the sliding uPVC doors to the rear allow natural light to fill the room and provide direct access to the garden.

Kitchen/Diner

The spacious and modern kitchen/diner forms the heart of the home, offering an excellent space for both everyday family life and entertaining. The kitchen provides ample room for food preparation and storage, while the dining area comfortably accommodates family meals and social occasions. Patio doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

Utility room
4' 6" x 8' 9" (1.37m x 2.66m)
A practical and well appointed utility room provides additional space for household appliances and everyday storage, helping to keep the main living areas organised and clutter-free. The room offers a useful and convenient space for laundry and other household essentials.

Bedroom 1
11' 11" x 14' 7" (3.63m x 4.44m)
This spacious master bedroom boasts soft under foot carpeted flooring, en-suite, neutral decor and uPVC window to the front elevation.

En-suite
4' 7" x 8' 8" (1.40m x 2.64m)
The principal bedroom further benefits from its own modern en-suite shower room, fitted with a contemporary shower enclosure, wash hand basin and low-level WC, offering both comfort and convenience.

Bedroom 2
9' 1" x 11' 7" (2.77m x 3.53m)
Bedroom two briefly comprises of carpeted flooring, radiator, neutral decor and uPVC window to the front elevation.

Bedroom 3
9' 1" x 9' 5" (2.77m x 2.87m)
Bedroom three briefly comprises of carpeted flooring, radiator, neutral decor and uPVC window to the rear elevation.

Bedroom 4
6' 4" x 8' 8" (1.93m x 2.64m)
This versatile room comprises of carpeted flooring, neutral decor, radiator and uPVC window to the rear elevation.

Bathroom
6' 4" x 7' 11" (1.93m x 2.41m)
The property benefits from a stylish and contemporary three-piece bathroom suite, comprising a panelled bath with shower over, a wash hand basin and a low level WC. Finished to a modern standard, the bathroom provides a practical and relaxing space for everyday family living.

Externally
Externally, the property enjoys a lengthy driveway to the front, providing ample off road parking. To the rear is a well sized enclosed garden, offering an ideal space for summer entertaining, children and pets. Further benefits include central heating and double glazing throughout.





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







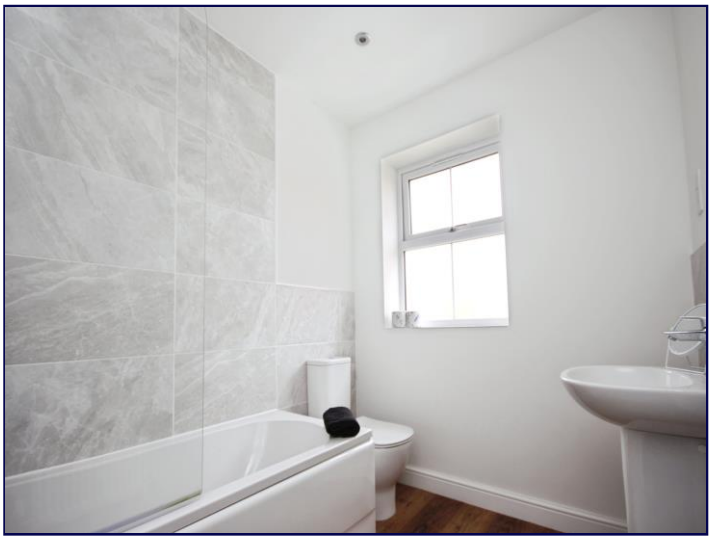


Mortgage Services
Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

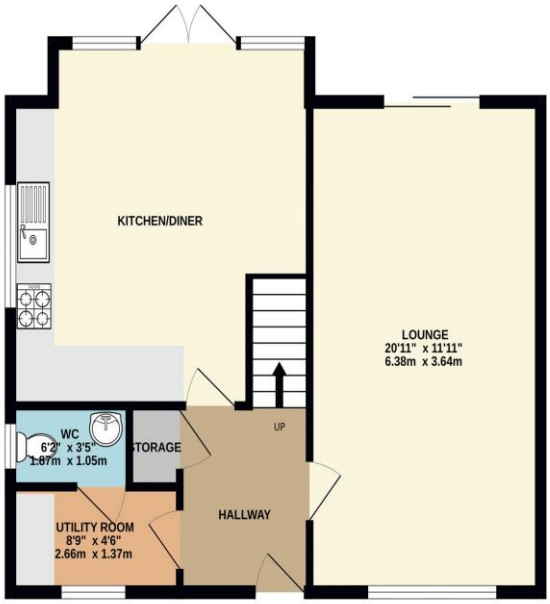
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We offer a free valuation with no obligation, just call the relevant office, or visit www.croftsestateagents.co.uk seven days a week to arrange your free valuation.

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.

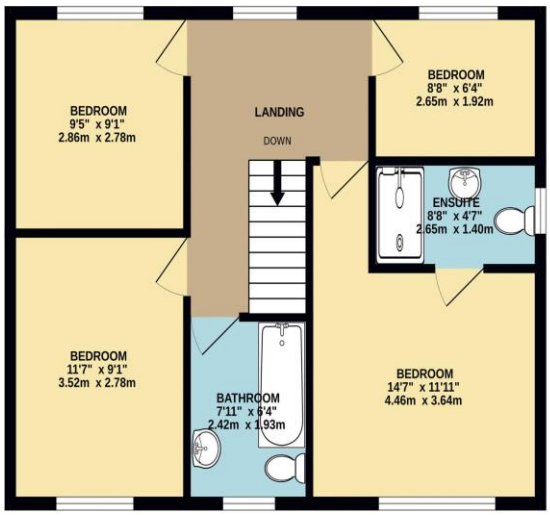




GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.

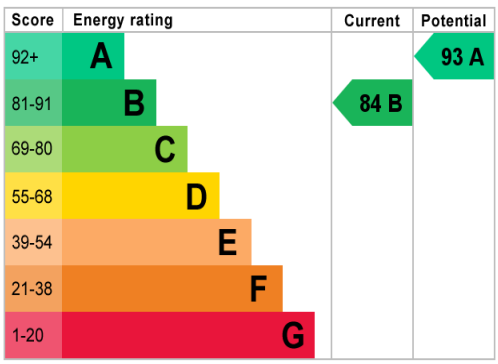


1ST FLOOR
573 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA : 1180 sq.ft. (109.6 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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