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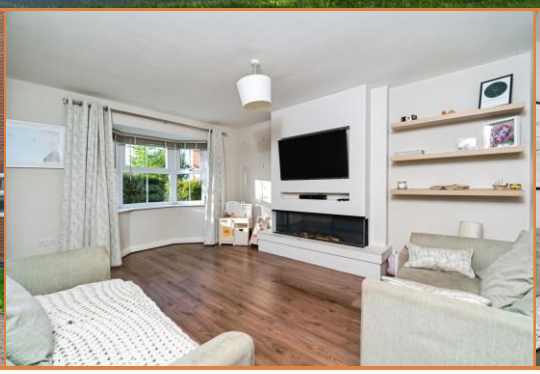

20 Brocklesby Avenue Immingham
Immingham
DN40 2AT

£165,000

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

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**Property Description**
Crofts Estate Agents are delighted to present this beautifully finished, modern three bedroom semi-detached home, ideally positioned within the popular Habrough Fields development. Situated on a generous corner plot, this impressive property benefits from a larger-than-average garden, making it an excellent choice for families, first-time buyers or anyone looking for a little extra outdoor space. Step inside and you'll find a welcoming front lounge, complete with a charming bay window that fills the room with natural light. To the rear, the stylish kitchen diner provides the perfect heart of the home, with plenty of space for both everyday family life and entertaining. The kitchen leads conveniently into a separate utility room, with a useful downstairs WC completing the ground floor. Upstairs, the spacious landing leads to a modern family bathroom, two well-proportioned double bedrooms and a versatile single bedroom, ideal as a child's room, home office or dressing room. Both floors also benefit from handy storage cupboards, helping keep the home practical and clutter-free. Outside, the larger corner-plot garden is predominantly laid to lawn and features a decking area tucked into the corner, the perfect spot for enjoying a morning coffee, summer BBQs or relaxed alfresco entertaining. The property also benefits from off-road parking to the side. With its modern finish, excellent layout, generous garden and sought-after development setting, this is a home that really needs to be seen to be appreciated. Viewings are highly recommended!

**Lounge**
12' 2" x 14' 4" (3.71m x 4.37m)
The lounge is located to the front of the property and has an attractive bay window along with modern neutral decor throughout and laminate flooring. There is an under stairs cupboard which provides further storage.

**Kitchen**
11' 4" x 13' 7" (3.45m x 4.14m)
Positioned at the rear of the house, this bright and inviting kitchen diner features a stylish modern Shaker-style kitchen, combining timeless design with a contemporary feel. A generous range of wall and base units provides excellent storage, while the gas hob and chrome sink add both practicality and style. The sink is perfectly positioned to enjoy views over the rear garden, creating a pleasant outlook while cooking or entertaining. A painted feature wall adds a touch of character and complements the neutral colour scheme beautifully, creating a welcoming space that's ideal for both everyday living and hosting guests.

**Bedroom 1**
10' 11" x 15' 3" (3.32m x 4.64m)
Bedroom one briefly comprises of carpeted flooring, neutral decor, radiator and uPVC window to the front elevation.

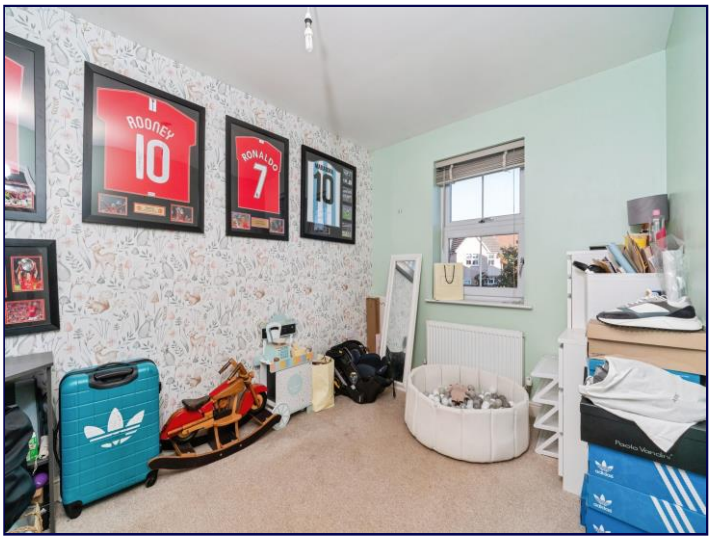
**Bedroom 2**
8' 5" x 11' 10" (2.56m x 3.60m)
Bedroom two briefly comprises of carpeted flooring, radiator and uPVC window to the rear elevation.

**Bedroom 3**
6' 7" x 8' 3" (2.01m x 2.51m)
Bedroom three briefly comprises of carpeted flooring, radiator and uPVC window to the rear elevation.

**Bathroom**
5' 1" x 8' 6" (1.55m x 2.59m)
The stylish family bathroom features a modern three-piece suite, complemented by contemporary partial tiling for a fresh and sophisticated finish. Bright, clean and beautifully presented, the space includes a heated towel rail for added comfort and convenience. A rear-facing uPVC window allows plenty of natural light into the room, creating a bright and welcoming bathroom.

**Externally**

The rear garden is mainly lawned with a decking area in the corner, ideal for alfresco or outdoor entertaining, with fencing around the perimeter providing a degree of privacy. There is also off road parking.



**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.

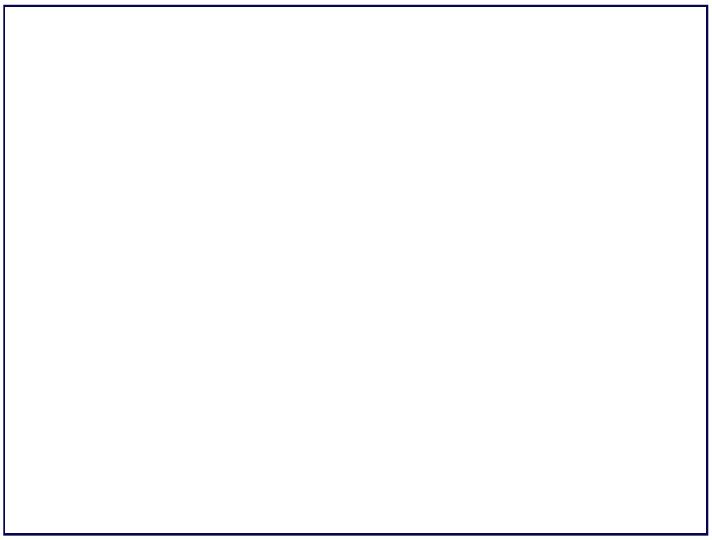
**Council Tax Information**
Band B: To confirm council tax banding for this property please view the websitewww.voa.gov.uk/cti

**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.

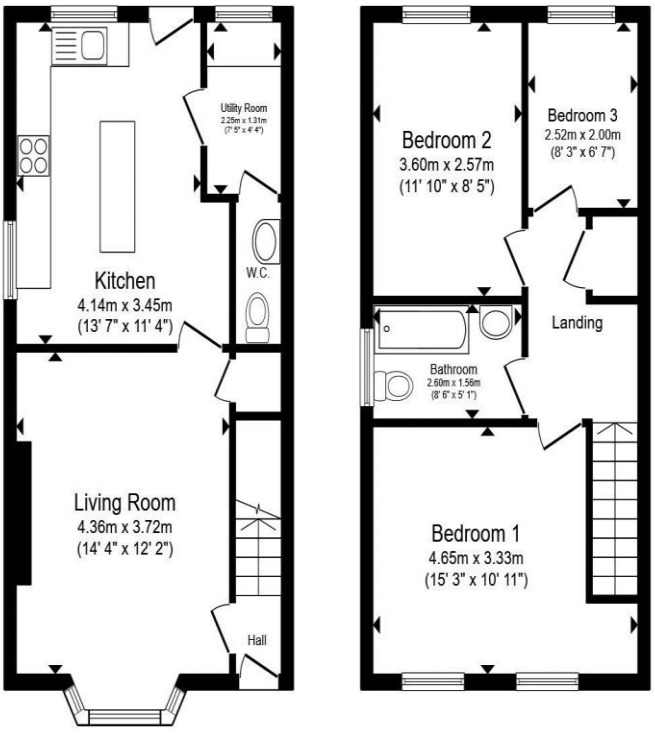
**Free Valuations**
We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

**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.



## OPEN 7 DAYS A WEEK

| | |
|---|---|
| Monday to Friday | 9am to 5.30pm (Tuesday opening 9.30am) |
| Saturday | 9am to 3.00pm |
| Sunday | 11am to 2.00pm (Louth & Immingham closed) |




**Ground Floor** **First Floor**

Total floor area 82.3 m² (886 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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