



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



Bluestone Lane
Immingham
DN40 2DX

Offers in the Region Of £259,500

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' 10" x 14' 1" (3.60m x 4.29m)

Benefitting from modern decor, carpeted flooring, radiator and dual aspect uPVC windows, allowing for plenty of natural daylight to enter.

Kitchen-diner

18' 0" x 19' 3" (5.48m x 5.86m)

A spacious and well-presented open-plan kitchen/diner, designed to create a bright and sociable heart of the home. The kitchen is fitted with a range of modern units and work surfaces, complemented by ample space for dining and entertaining. The layout offers a seamless flow between cooking and living areas, ideal for both everyday family life and hosting guests. Patio doors allow for plenty of natural light, enhancing the sense of space and providing access to the garden where applicable.

Sitting Room

9' 1" x 10' 11" (2.77m x 3.32m)

Located at the rear of the property is the second reception room. Over looking the garden, this room boasts modern decor, radiator, laminate flooring and uPVC patio doors which open out to the garden.



Bedroom 1

11' 10" x 14' 1" (3.60m x 4.29m)

Bedroom one briefly comprises of carpeted flooring, radiator, neutral decor with feature wall and dual aspect uPVC windows.

Bedroom 2

9' 10" x 11' 10" (2.99m x 3.60m)

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

Bedroom 3

10' 11" x 11' 10" (3.32m x 3.60m)

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

Study

6' 1" x 8' 7" (1.85m x 2.61m)

A versatile space, ideal for those who work from home or require a dressing room.

Bathroom

7' 10" x 9' 3" (2.39m x 2.82m)

A well-appointed bathroom featuring a modern four-piece suite, comprising a panelled bath, separate shower enclosure, wash hand basin, and low-level WC. The space is thoughtfully designed to offer both practicality and comfort, with clean finishes and ample room for everyday use. Ideal for busy households, the separate bath and shower provide flexibility to suit all preferences.

Externally

Externally, the property continues to impress with a private rear garden, perfect for relaxing, gardening, or hosting during warmer months. To the front, there is a driveway providing off road parking along with access to a detached garage.



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 C: 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.

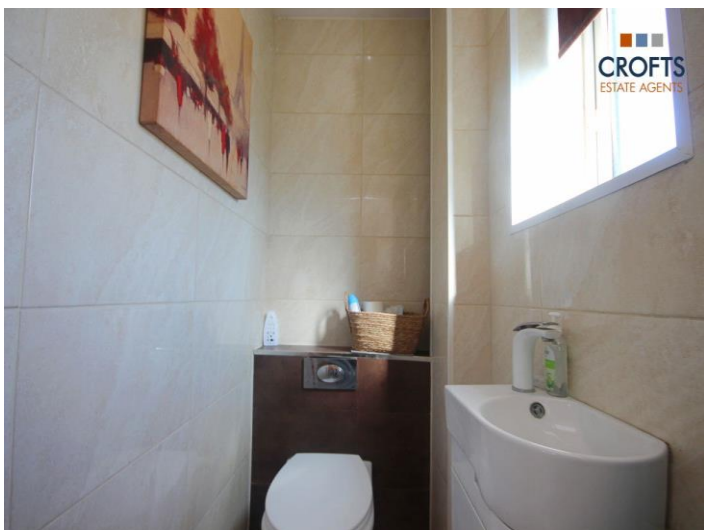
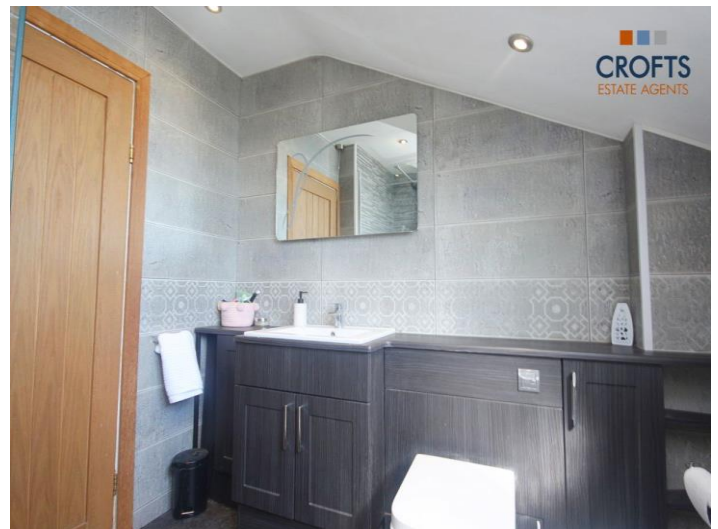
Property Management

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.

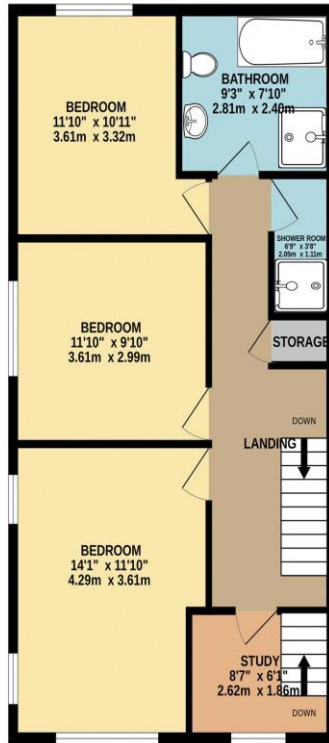




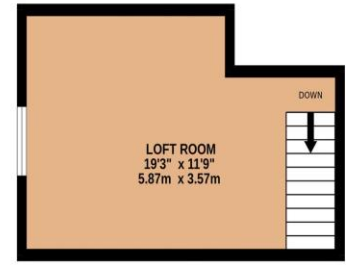
GROUND FLOOR
673 sq.ft. (62.6 sq.m.) approx.



1ST FLOOR
669 sq.ft. (62.2 sq.m.) approx.



2ND FLOOR
206 sq.ft. (19.1 sq.m.) approx.



TOTAL FLOOR AREA: 1549 sq.ft. (143.9 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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