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



412 Pelham Road
Immingham
DN40 1PY

Offers in the Region Of
£160,000

Perfect for first-time buyers, growing families or savvy investors is this deceptively spacious three bedroom semi-detached house found in the town of Immingham. Occupying an enviable substantially proportioned plot the property is within close proximity to a range of local amenities with good schools for all ages within walking distance. The property also has excellent road links with both the A180 and Grimsby easily accessible. With character throughout, the property briefly comprises of an entrance hallway, sitting room, dining room, kitchen, cloakroom and conservatory. Heading to the first floor there is a spacious landing giving access to three bedrooms and a shower room with the master bedroom and bedroom 2 each benefitting from their own in-bedroom sinks. To the outside of the property, there is a block-paved driveway providing ample off-road parking and leading to a separate, detached garage. To the rear is a substantially large garden including patio, block-paved area, well-manicured lawn with fruit trees, further generously sized patio and a further well-maintained lawn.

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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Sitting Room

16' 2" x 13' 6" (4.92m x 4.11m)

The light and airy sitting room benefits from neutral wallpapered decor, carpeted flooring, radiator, feature fireplace with gas fire, useful under stairs cupboard providing handy storage and bright bay-fronted uPVC, double-glazed windows to the front elevation.

Dining room

16' 3" x 14' 1" (4.95m x 4.29m)

The dining room benefits from neutral wallpapered decor, carpeted flooring, radiator, gas fire, built-in shelving and bay-fronted uPVC, double-glazed windows to the side elevation.

Kitchen

10' 0" x 13' 6" (3.05m x 4.11m)

The kitchen briefly comprises of neutral decor, tiled flooring, base and wall units with worktops, a floor-to-ceiling storage cupboard, sink with draining board and mixer tap, space for a cooker, washing machine, fridge/freezer and dishwasher and uPVC, double-glazed windows to the side and rear elevation.

Conservatory

10' 9" x 9' 3" (3.27m x 2.82m)

The light and airy conservatory benefits from modern, neutral decor, tiled flooring, access to the downstairs cloakroom, uPVC, double-glazed windows to the front, rear and side elevations and uPVC, double-glazed doors to the front and rear elevations, the former providing access to the kitchen and the latter access to the patio, perfect for entertaining or al fresco dining.

Cloakroom

3' 6" x 4' 7" (1.07m x 1.40m)

The cloakroom briefly comprises of neutral decor, tiled flooring continued from the conservatory, heated towel rail, W.C., hand basin and uPVC, double-glazed window to the side elevation.

Master bedroom

13' 10" x 13' 6" (4.21m x 4.11m)

The master bedroom benefits from neutral wallpapered decor, carpeted flooring, radiator, built-in wardrobe, useful basin and alcove with hidden storage space and uPVC, double-glazed windows to the front elevation.

Bedroom 2

12' 11" x 10' 4" (3.93m x 3.15m)

Bedroom 2 briefly comprises of neutral wallpapered decor, carpeted flooring, radiator, useful basin and alcove with hidden storage space and uPVC, double-glazed windows to the side elevation.

Bedroom 3

10' 8" x 8' 0" (3.25m x 2.44m)

Bedroom 3 benefits from neutral wallpapered decor, luxury carpeted flooring, radiator, built-in wardrobe housing both the boiler and back-boiler and uPVC, double-glazed window to the side elevation.

Shower room

7' 6" x 5' 6" (2.28m x 1.68m)

The shower room benefits from modern, neutral luxury floor and wall tiles, tall heated towel rail, W.C., basin with mixer tap set in a built-in vanity unit, double-shower, spotlight ceiling lighting and uPVC, double-glazed window to the rear elevation.

Exterior

To the exterior, the front includes a well-proportioned, block-paved driveway providing ample off-road parking and leading to a separate detached garage. To the rear there is a substantially large garden, briefly comprising of a spacious patio accessible via a side gate or internally from the conservatory; perfect for relaxing, entertaining or al fresco dining, a spacious block paved area with space for a garden shed running parallel, a well-manicured lawn with mature fruit trees and stepping stones leading to a further large but almost hidden patio with space for a summerhouse/large garden shed. It doesn't end there. Beyond the second patio is a path leading to a further generously proportioned, well-maintained lawn.



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.

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 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.

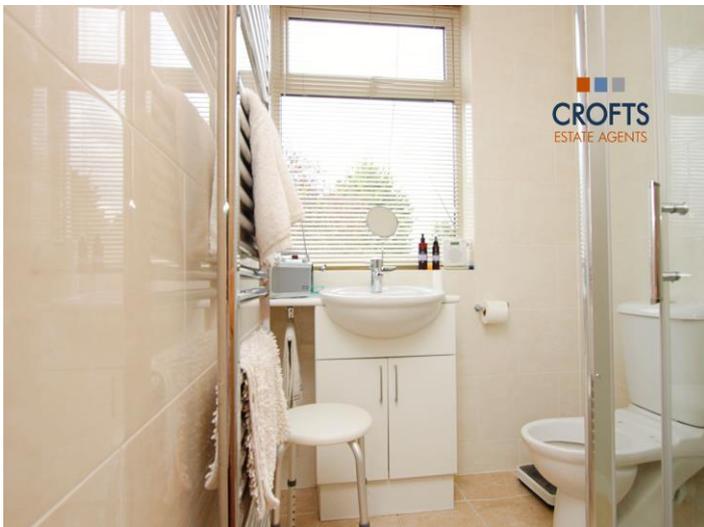
Property Management

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

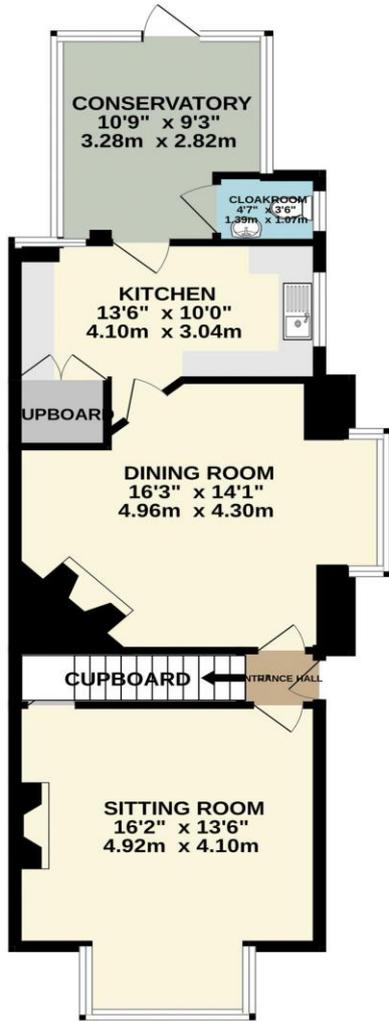
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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

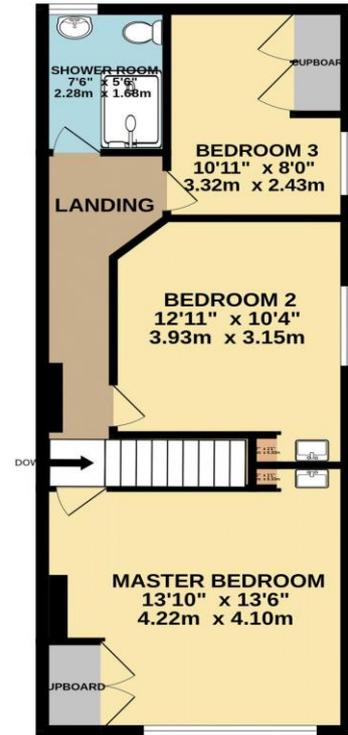




GROUND FLOOR
622 sq.ft. (57.8 sq.m.) approx.



1ST FLOOR
501 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA: 1123 sq.ft. (104.4 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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