



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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

  
**CROFTS**  
ESTATE AGENTS



91 Earls Gate  
Winterton  
Scunthorpe  
DN15 9ST

Offers in the Region Of £150,000

Address : 21 Kennedy Way, Immingham, DN40 2AB  
Email : [immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)  
Website : [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)

OFFICE HOURS  
Mon to Fri  
Saturday  
Sunday

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



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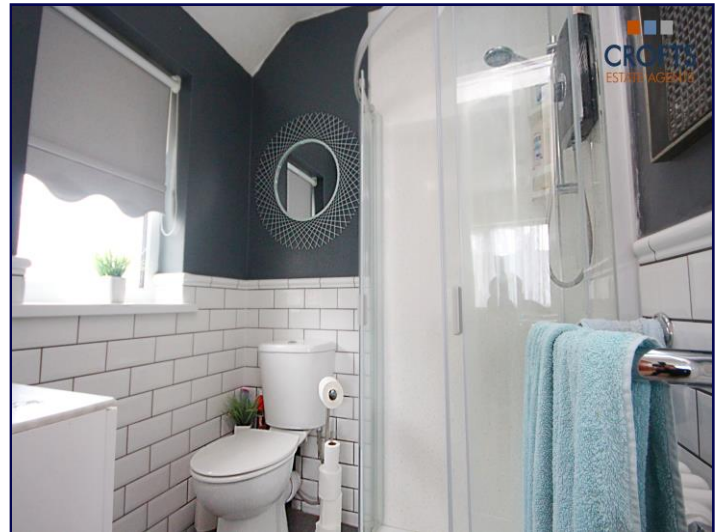
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### Lounge

10' 11" x 12' 0" (3.32m x 3.65m)

Located at the front of the property, this main reception room comprises of carpeted flooring, radiator, neutral decor, coving and uPVC window to the front elevation

### Dining Room

12' 0" x 14' 0" (3.65m x 4.26m)

Adjacent to the kitchen and providing access to the conservatory, this room comprises of carpeted flooring, radiator neutral decor and radiator.

### Conservatory

8' 9" x 13' 1" (2.66m x 3.98m)

Briefly comprising of carpeted flooring, radiator and sliding door which provides access into the delightfully large rear garden.

### Kitchen

8' 6" x 12' 0" (2.59m x 3.65m)

This spacious kitchen boasts a range of base and wall mounted units, tiled flooring, integral oven with hob and extractor above, tiled splash back, sink with drainer and two uPVC windows to the side elevation which allow plenty of natural light to enter.

### Bedroom 1

10' 11" x 12' 4" (3.32m x 3.76m)

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

### En-suite

5' 0" x 5' 10" (1.52m x 1.78m)

Benefitting from a corner shower, WC, basin, vinly flooring, radiator and uPVC window to the side elevation.

### Bedroom 2

12' 4" x 14' 0" (3.76m x 4.26m)

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

### Bedroom 3

8' 6" x 11' 8" (2.59m x 3.55m)

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

### Bathroom

5' 11" x 7' 4" (1.80m x 2.23m)

Located on the ground floor, this room benefits from a bath, WC, basin, tiled flooring and uPVC window to the front elevation.

### Externally

Externally the home resides behind a hedged fenced leading onto a lawned frontage. The large and south facing rear garden is fully enclosed and private being mainly laid to lawn, with a selection of fruit tree's and paved patio area ideal for outdoor entertaining. There is also outdoor lighting, power and a composite side gate.



### OFFICE HOURS



### 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 A: To confirm council tax banding for this property please view the website- [www.voa.gov.uk/cti](http://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](http://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

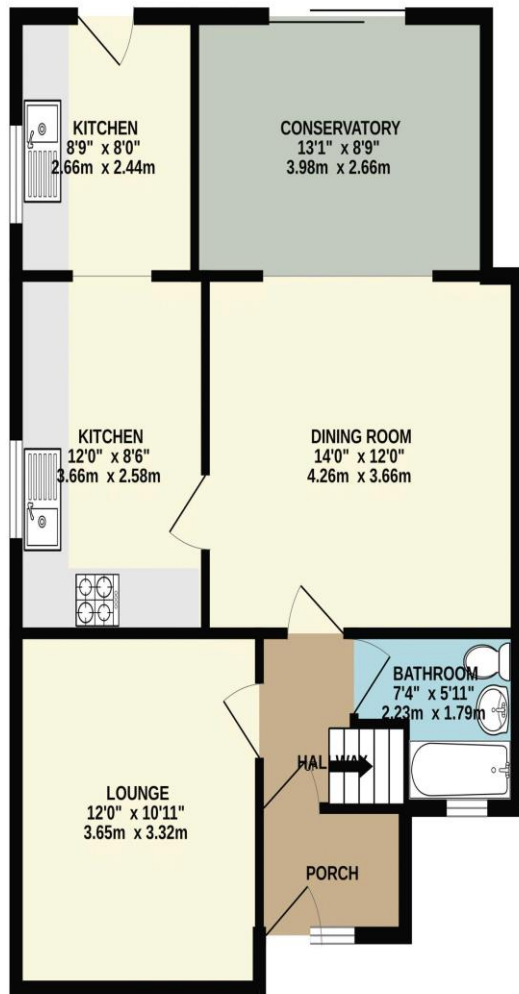
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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

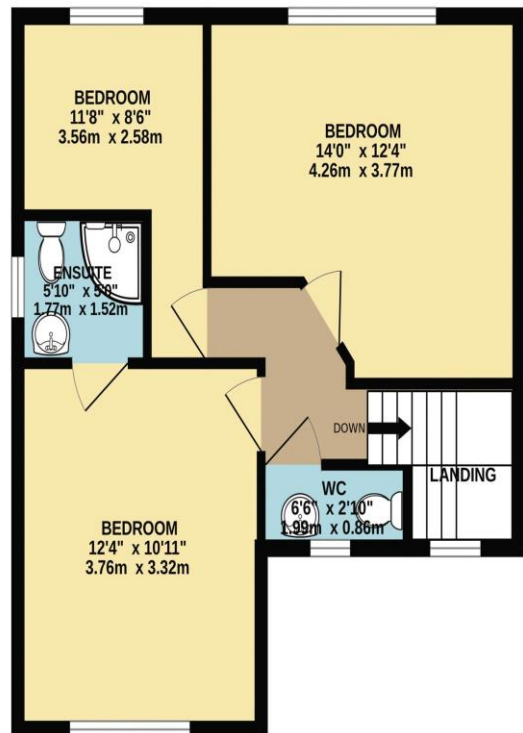




GROUND FLOOR  
680 sq.ft. (63.2 sq.m.) approx.



1ST FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 1149 sq.ft. (106.7 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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