



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

IMMINGHAM

01469 564294

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

CROFTS
ESTATE AGENTS



8 Laurels Close
Habrough
DN40 3AD

Offers in the Region Of £230,000

Address : 21 Kennedy Way, Immingham, DN40 2AB
Email : immingham@croftsestateagents.co.uk
Website : 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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Lounge

14' 3" x 24' 11" (4.34m x 7.59m)

A generously proportioned lounge offering a bright and inviting space to relax and unwind. Featuring patio doors that allow natural light to flood the room while providing direct access to the garden, this well-presented area is perfect for both everyday living and entertaining, enhanced by its airy feel and welcoming atmosphere.

Dining Room

11' 3" x 11' 4" (3.43m x 3.45m)

Benefitting from carpeted flooring, radiator, tasteful decor and uPVC sliding door.

Kitchen

11' 10" x 11' 3" (3.60m x 3.43m)

A sleek and contemporary kitchen designed with both style and functionality in mind. Featuring a range of high-quality integrated appliances, it offers a seamless finish with clean lines and modern cabinetry. Thoughtfully laid out to maximise space and efficiency, this kitchen provides the perfect setting for both everyday living and entertaining.

Kitchen/utility

10' 4" x 11' 3" (3.15m x 3.43m)

Benefitting from ample storage through base and wall mounted units, sink with drainer, integral oven, 4 ring hob with extractor above and uPVC window to the front elevation.

Bedroom 1

11' 1" x 11' 2" (3.38m x 3.40m)

Bedroom one briefly comprises of carpeted flooring, neutral decor and uPVC window.

Bedroom 2

11' 1" x 11' 8" (3.38m x 3.55m)

Bedroom two briefly comprises of carpeted flooring, built in wardrobe, neutral decor and uPVC window.

Bedroom 3

8' 6" x 13' 5" (2.59m x 4.09m)

Bedroom three briefly comprises of carpeted flooring, neutral decor and uPVC window and built in storage.

Bedroom 4

6' 11" x 9' 3" (2.11m x 2.82m)

Bedroom four, which is currently set up as an office, briefly comprises of carpeted flooring, neutral decor and uPVC window.

Bedroom 5

13' 1" x 13' 9" (3.98m x 4.19m)

Located on the ground floor is the fifth bedroom, which forms part of the side extension. Benefitting from en-suite, carpeted flooring, tasteful decor, radiator and uPVC French doors to the rear.

En-suite

5' 10" x 9' 11" (1.78m x 3.02m)

A sleek and well-appointed en-suite, thoughtfully designed to offer both style and convenience. Featuring a modern suite with a walk-in shower, contemporary fittings, and tasteful finishes, the space provides a private and relaxing retreat, perfectly complementing the adjoining bedroom.

Dressing room

9' 8" x 9' 11" (2.94m x 3.02m)

Bathroom

This four piece bathroom suite benefits from a corner shower, bath, WC, basin, radiator and uPVC window.

Externally

This attractive property boasts a well-presented exterior, offering both practicality and charm. To the front, there is convenient off-road parking, providing ease and security for homeowners and visitors alike. To the rear, the property truly shines with a generous, large garden, perfect for outdoor entertaining, family activities, or simply enjoying a peaceful retreat.



Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

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. The property is on oil.

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>

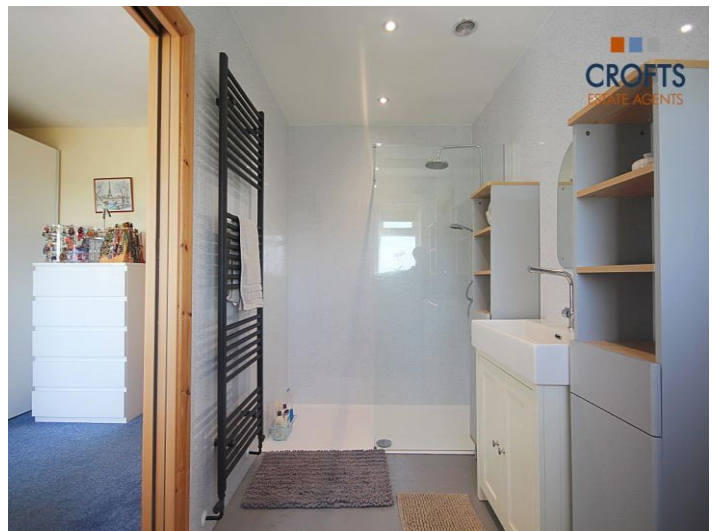
Viewings

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

Please note – the annexe is listed as a separate council tax band. The Annexe is band A



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.

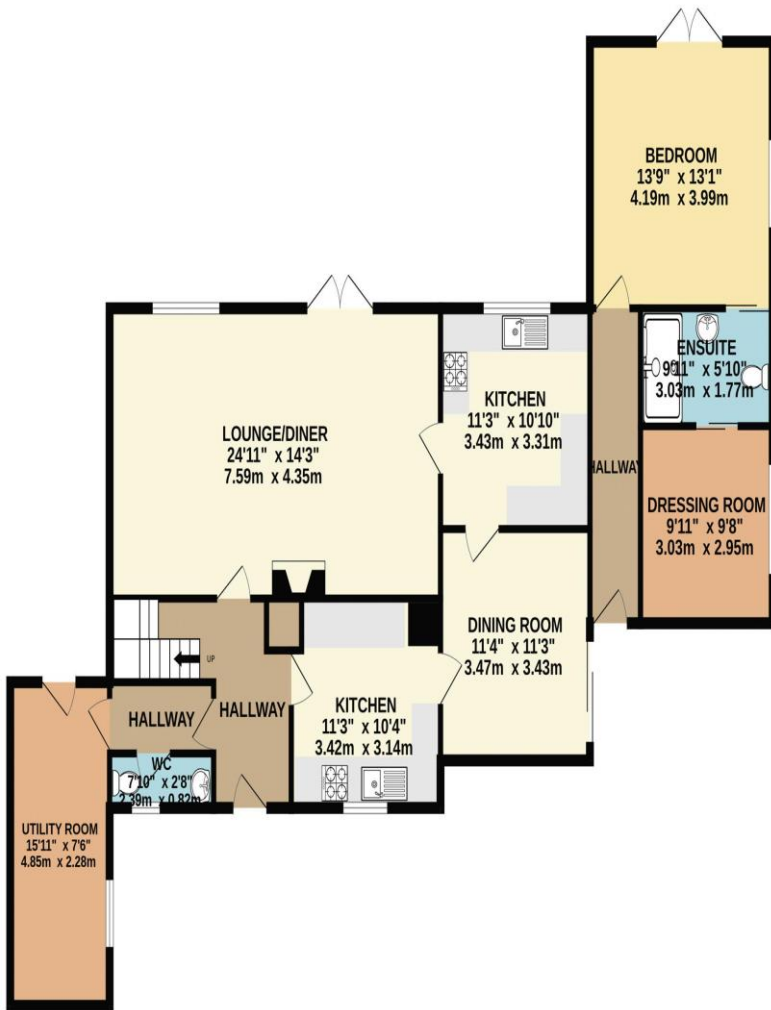
Mortgage and Financial Advice

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.

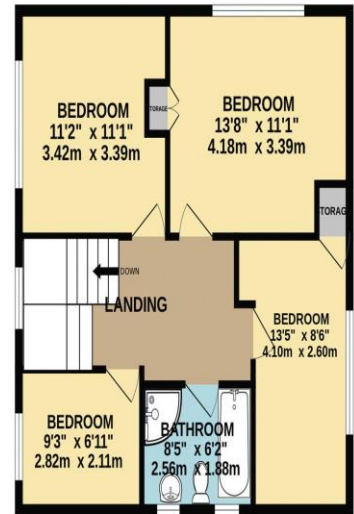
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
1363 sq.ft. (126.6 sq.m.) approx.



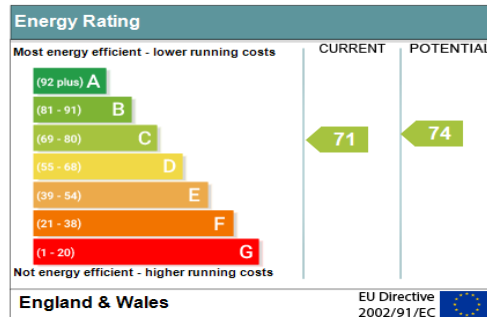
1ST FLOOR
612 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA: 1975 sq.ft. (183.5 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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Address: 8 Laurels Close, Habrough, IMMINGHAM, DN40 3AD
RRN:



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