



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



22 Station Road
Habrough
DN40 3AP

Offers in the Region Of £280,000

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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Sunday Closed



Lounge

10' 11" x 16' 11" (3.32m x 5.15m)

Benefitting from carpeted flooring, neutral decor with feature wall, radiator and uPVC window.

Dining Room

8' 8" x 10' 11" (2.64m x 3.32m)

Briefly comprising of carpeted flooring, radiator and uPVC window to the rear elevation.

Kitchen

11' 3" x 16' 2" (3.43m x 4.92m)

A well appointed fitted kitchen offering an excellent range of wall and base units, complemented by a practical breakfast bar. Integrated appliances include an oven, hob and extractor hood, while a uPVC double-glazed window provides plenty of natural light, creating a bright and functional space ideal for everyday living.

Bedroom 1

13' 2" x 25' 9" (4.01m x 7.84m)

A spacious and well-proportioned double bedroom featuring a private balcony, offering plenty of natural light and an ideal space to relax. The room provides ample space for bedroom furniture, creating a comfortable and inviting living environment.

Bedroom 2

9' 8" x 8' 5" (2.94m x 2.56m)

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

Bedroom 3

11' 0" x 16' 2" (3.35m x 4.92m)

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

Bedroom 4

9' 11" x 8' 5" (3.02m x 2.56m)

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

Bathroom

7' 10" x 13' 3" (2.39m x 4.04m)

A well appointed family bathroom fitted with a panelled bath, separate shower cubicle, low level WC, and wash hand basin. The room is complemented by stylish laminate flooring and a uPVC double glazed window, providing natural light and ventilation.

Shower Room

A modern shower room comprising a corner shower enclosure, low level WC, and wash hand basin. A uPVC double-glazed window provides natural light and ventilation, completing this practical and well-presented space.

Externally

The property benefits from an attractive exterior with a well-maintained frontage and a private rear garden, providing an ideal space for outdoor relaxation and entertaining. A balcony accessed from the first floor bedroom offers an additional private outdoor seating area. The property also features an integral garage, along with a driveway providing convenient off-road parking. The surrounding outdoor areas are designed for ease of maintenance and year-round enjoyment.



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

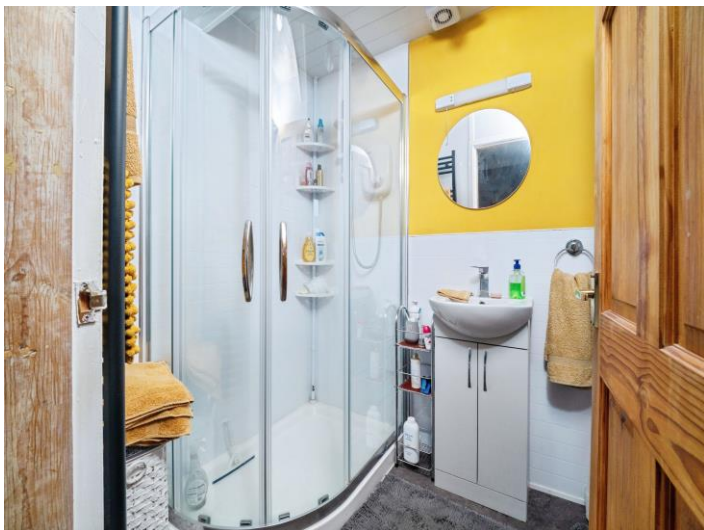
Band C: To confirm council tax banding for this property please view the website- www.voa.gov.uk/cti

Free Valuations

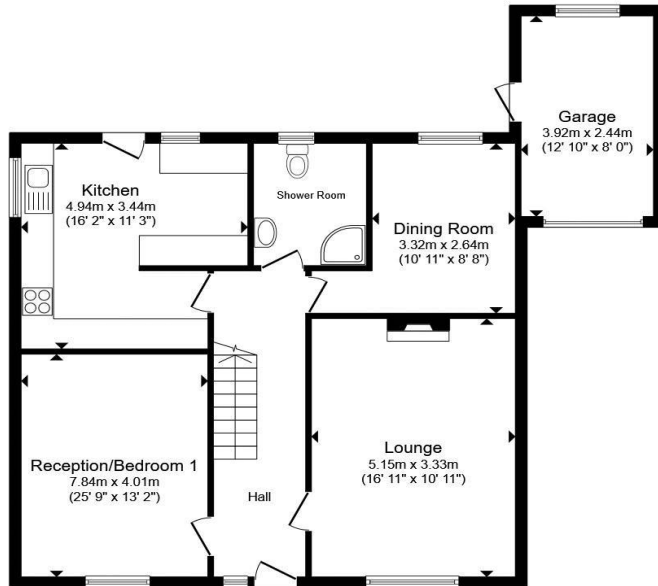
We offer a free valuation with no obligation, just call the relevant office, or visit www.croftsestateagents.co.uk seven days a week to arrange your free valuation.

Property Management

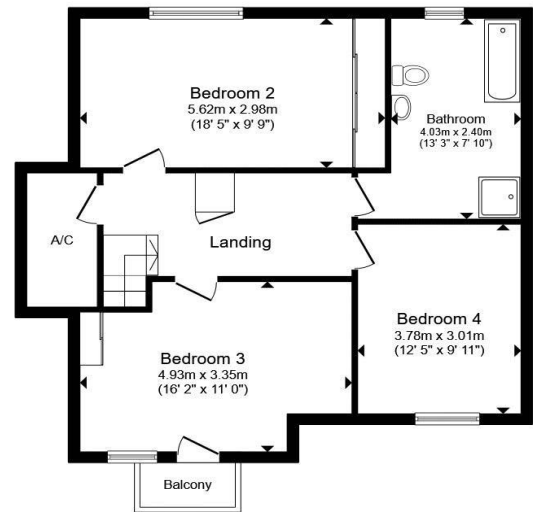
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.







Ground Floor



First Floor

Total floor area 158.0 m² (1,701 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

