







27 Brocklesby Avenue
Immingham
DN40 2AS

Offers in the Region Of £293,950

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
10' 7" x 14' 7" (3.22m x 4.44m)
A beautifully presented and spacious lounge featuring a walk-in bay window allowing for an abundance of natural light, complemented by stylish modern décor throughout. Finished with attractive LVT flooring, the room also benefits from a radiator and ample space for a range of seating furniture, creating the perfect setting for relaxing and entertaining.

Kitchen/Diner
11' 7" x 22' 3" (3.53m x 6.78m)
A stunning modern kitchen/diner fitted with a comprehensive range of stylish base and wall units complemented by quality work surfaces and matching upstands. The space features a central island providing additional preparation space and informal seating, alongside an integral oven, hob with extractor canopy above, and a one and a half bowl sink with drainer. Finished with contemporary LVT flooring and inset LED lighting, the room offers ample space for family dining and entertaining, with French doors opening onto the rear garden allowing for plenty of natural light.

WC
Accessed off of the utility this room briefly comprises of a wash basin, toilet and a uPVC Window to the side.

Bedroom 1
10' 9" x 14' 4" (3.27m x 4.37m)
A spacious and beautifully presented master bedroom featuring modern décor and fitted carpet throughout. Benefiting from a uPVC window to the front elevation allowing for plenty of natural light, the room also includes a radiator and ample space for a range of bedroom furniture. Further enhanced by a stylish ensuite shower room, creating a comfortable and contemporary master suite.

En-suite
6' 3" x 9' 5" (1.90m x 2.87m)
Fitted with a modern three-piece suite comprising a shower enclosure, low-level WC and wash hand basin. Finished with practical vinyl flooring and a heated towel rail, the room also benefits from a uPVC front-facing window allowing for natural light and ventilation.

Bedroom 2
10' 8" x 13' 10" (3.25m x 4.21m)
Bedroom two briefly comprises of carpeted flooring, radiator, and uPVC window to the front elevation.

Bedroom 3
9' 11" x 10' 5" (3.02m x 3.17m)
Bedroom three briefly comprises of carpeted flooring, radiator, and uPVC window to the rear elevation.

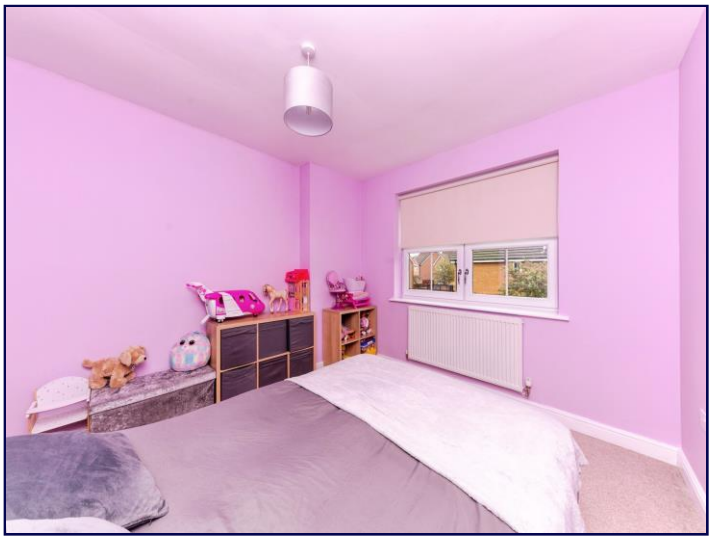
Bedroom 4
8' 5" x 10' 7" (2.56m x 3.22m)
Bedroom four briefly comprises of carpeted flooring, radiator, and uPVC window to the rear elevation.

Bedroom 5
7' 2" x 12' 2" (2.18m x 3.71m)
Currently used as a dressing room, the fifth bedroom comprises of carpeted flooring, radiator, neutral decor and uPVC widnow to the rear elevation.

Bathroom
5' 10" x 8' 4" (1.78m x 2.54m)
Appointed with a three-piece suite comprising a panelled bath with shower over, low-level WC and wash hand basin. The room benefits from easy-maintenance vinyl flooring, a radiator and a uPVC side-facing window providing natural light and ventilation.

Externally
The property benefits from an enclosed rear garden, mainly laid to lawn with a patio seating area, ideal for outdoor dining and entertaining. Fencing to the perimeter provides a degree of privacy. To the front, there is off-road parking and access to an integral garage, offering additional storage or secure parking.





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 D: 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.

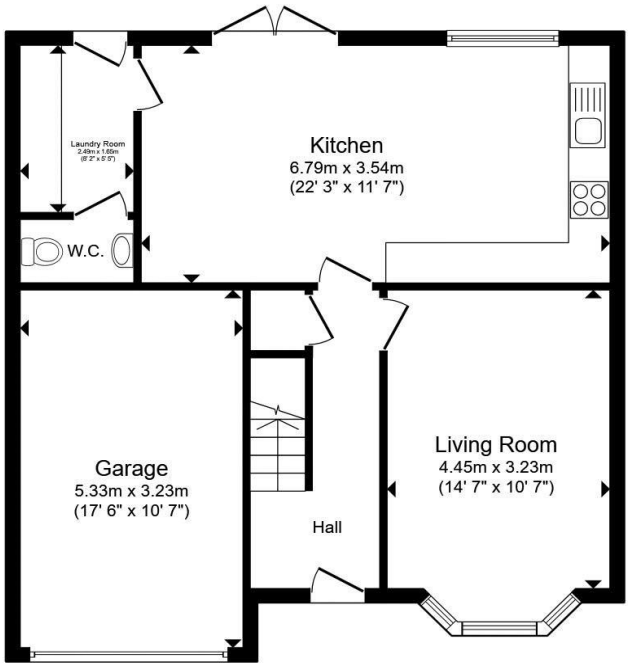
Property Management
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

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.

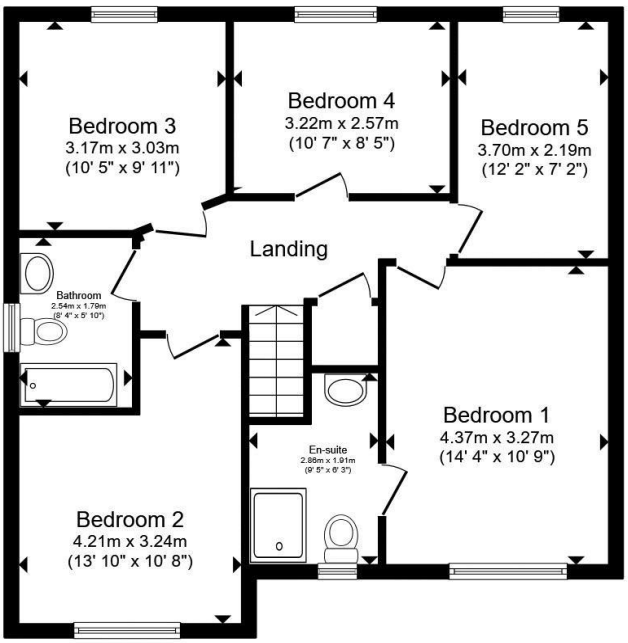
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Ground Floor



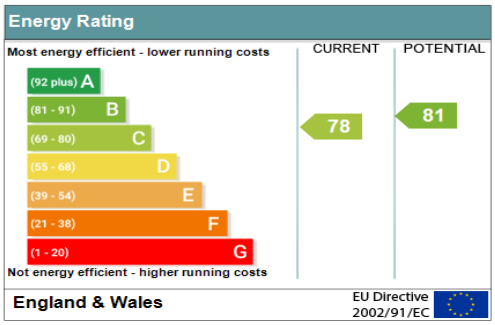
First Floor

Total floor area 144.7 m² (1,558 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

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