



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



102 Allerton Way
Immingham
DN40 2FG

Offers in the Region Of £245,000

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

11' 11" x 20' 11" (3.63m x 6.37m)

The spacious lounge provides a comfortable and welcoming setting for relaxing and entertaining. Generous proportions create plenty of space for a range of furniture, while the sliding uPVC doors to the rear allow natural light to fill the room and provide direct access to the garden.

Kitchen/Diner

The spacious and modern kitchen/diner forms the heart of the home, offering an excellent space for both everyday family life and entertaining. The kitchen provides ample room for food preparation and storage, while the dining area comfortably accommodates family meals and social occasions. Patio doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

Utility room

4' 6" x 8' 9" (1.37m x 2.66m)

A practical and well appointed utility room provides additional space for household appliances and everyday storage, helping to keep the main living areas organised and clutter-free. The room offers a useful and convenient space for laundry and other household essentials.

Bedroom 1

11' 11" x 14' 7" (3.63m x 4.44m)

This spacious master bedroom boasts soft under foot carpeted flooring, en-suite, neutral decor and uPVC window to the front elevation.

En-suite

4' 7" x 8' 8" (1.40m x 2.64m)

The principal bedroom further benefits from its own modern en-suite shower room, fitted with a contemporary shower enclosure, wash hand basin and low-level WC, offering both comfort and convenience.

Bedroom 2

9' 1" x 11' 7" (2.77m x 3.53m)

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

Bedroom 3

9' 1" x 9' 5" (2.77m x 2.87m)

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

Bedroom 4

6' 4" x 8' 8" (1.93m x 2.64m)

This versatile room comprises of carpeted flooring, neutral decor, radiator and uPVC window to the rear elevation.

Bathroom

6' 4" x 7' 11" (1.93m x 2.41m)

The property benefits from a stylish and contemporary three-piece bathroom suite, comprising a panelled bath with shower over, a wash hand basin and a low level WC. Finished to a modern standard, the bathroom provides a practical and relaxing space for everyday family living.

Externally

Externally, the property enjoys a lengthy driveway to the front, providing ample off road parking. To the rear is a well sized enclosed garden, offering an ideal space for summer entertaining, children and pets. Further benefits include central heating and double glazing throughout.



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



Mortgage Services

Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

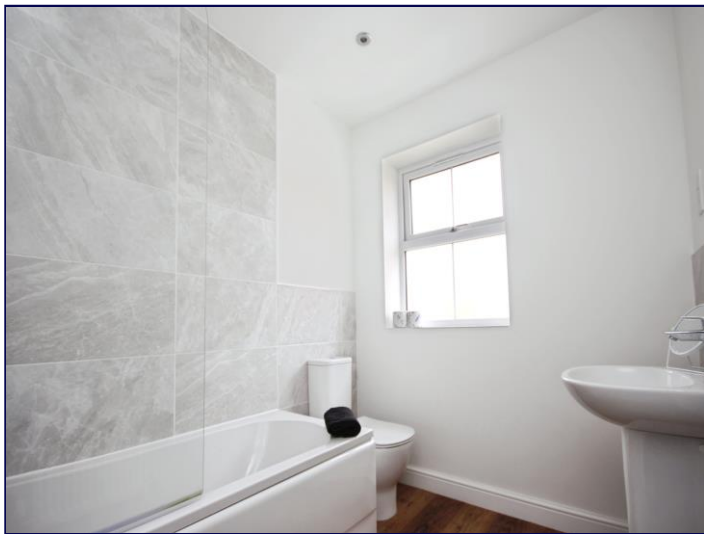
Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

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

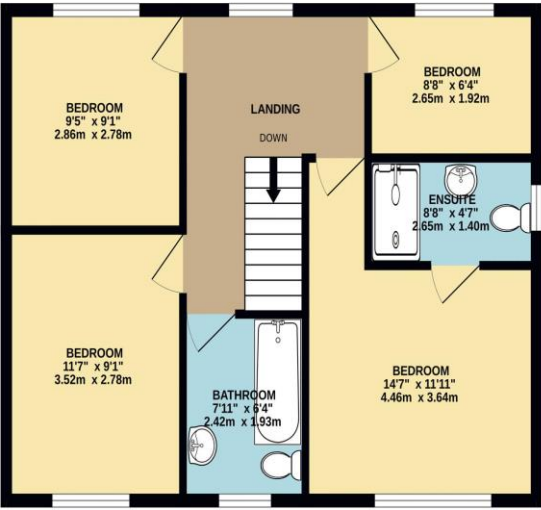
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.



GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.



1ST FLOOR
573 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA : 1180 sq.ft. (109.6 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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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.