



# 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



7 Wellington Grove  
Kirmington  
DN39 6AU

Offers in Excess of  
£375,000

Built in 2022 by well renowned builders, Keigar Homes, and found in the highly sought after village of Kirmington lies this gorgeous FOUR bed detached family home. Stylishly presented throughout, this hi-spec home benefits from spacious living throughout, EV charging point and underfloor heating to the ground floor, bathroom and en-suite. The property also has an EPC rating B, meaning this is a very energy efficient home. The village is well served through a selection of local amenities, primary school, with the property also falling within highly regarded Caistor Grammar school. There are also excellent road links with easy access to the A180/M180, Humberside Airport and Habrough Train Station. Internal viewing is essential and doing so will reveal the entrance hallway, lounge, stunning open plan kitchen-diner-sitting room, utility, office and WC. To the first floor there are four good size bedrooms with en-suite to the master and family bathroom. Externally, the property sits on a generous size plot within a quiet cul-de-sac, with delightful gardens to the front and rear and ample off road parking and detached garage.

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



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### Lounge

10' 10" x 18' 10" (3.30m x 5.74m)

This spacious living room offers a light and airy feel with plenty of natural daylight entering from both ends of the room. There is modern decor with LVT flooring to compliment, open feature fireplace and underfloor heating.

### Kitchen/Diner/Sitting area

17' 9" x 23' 8" (5.41m x 7.21m)

They say the heart of every home is the kitchen and this property is no exception. Stunning open plan layout with gorgeous shaker units with marble worktop, large island ideal to be used as a breakfast bar area, double Belfast sink and integral fridge/freezer. There is also LVT flooring, French doors and Velux window to the dining/sitting area, integral dishwasher and LED lighting.

### Office

6' 1" x 10' 2" (1.85m x 3.10m)

Located to the front of the property is the office, which is ideal for those who work from home. The room is versatile and could be used as a snug/play room if needed.

### Utility room

6' 1" x 8' 8" (1.85m x 2.64m)

A handy addition to the property, providing plumbing for a washing machine along with additional storage ideal for laundry products etc. The room offers base and wall mounted units with worktop space, LVT flooring and composite side door.

### WC

2' 9" x 6' 9" (0.84m x 2.06m)

### Bedroom 1

15' 1" x 16' 2" (4.59m x 4.92m)

Bedroom one briefly comprises of carpeted flooring, en-suite, floor to ceiling fitted wardrobes and uPVC window to the rear elevation.

### En-suite

4' 10" x 7' 2" (1.47m x 2.18m)

Beautifully presented, this modern en-suite benefits from a walk in shower with glass screen and gold shower/taps, WC, basin with gold taps, light up mirror, tiled flooring, underfloor heating and uPVC window to the side elevation.

### Bedroom 2

11' 7" x 13' 11" (3.53m x 4.24m)

Bedroom two briefly comprises of carpeted flooring, radiator, built in storage, modern decor with panelled feature wall and uPVC window to the front elevation.

### Bedroom 3

12' 1" x 13' 11" (3.68m x 4.24m)

Bedroom three briefly comprises of carpeted flooring, radiator, built in storage cupboard and uPVC window to the front elevation.

#### Bedroom 4

7' 6" x 11' 1" (2.28m x 3.38m)

Bedroom four, which is by no means a box room, comprises of carpeted flooring, radiator, modern decor and uPVC window to the rear elevation.

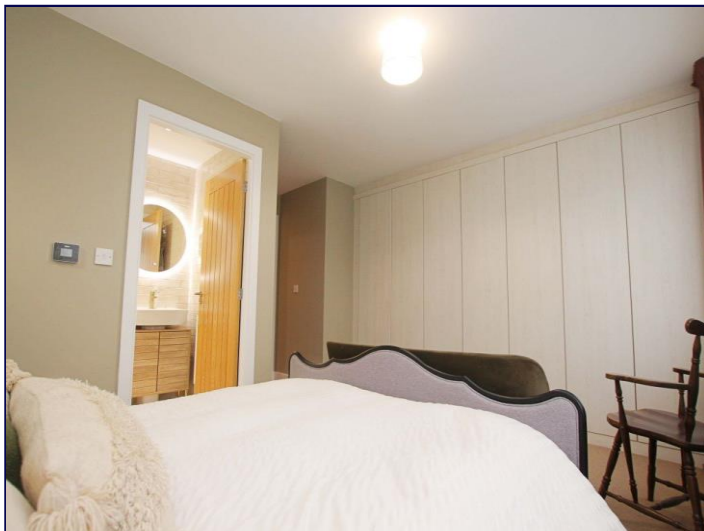
#### Bathroom

6' 1" x 7' 6" (1.85m x 2.28m)

This modern bathroom suite boasts underfloor heating, towel rail radiator, bath with shower above, WC, basin with gold taps, tiled flooring, LED mirror and uPVC window to the side elevation.

#### Externally

Externally, the property sits on a generous size plot with gardens to the front and rear and ample off road parking and detached garage. The rear garden is made up of mainly laid to lawn with patio area to the rear of the property creating a perfect spot for al-fresco dining on a warm summers day.





### 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.

### Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

### Council Tax Information

Band E: 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

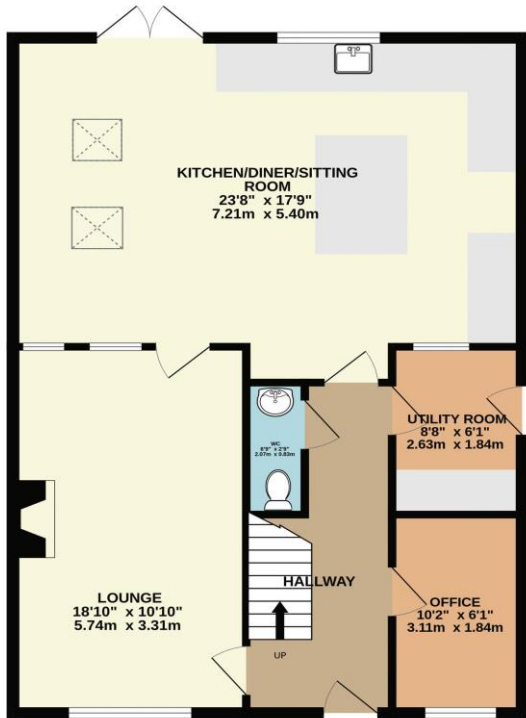
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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

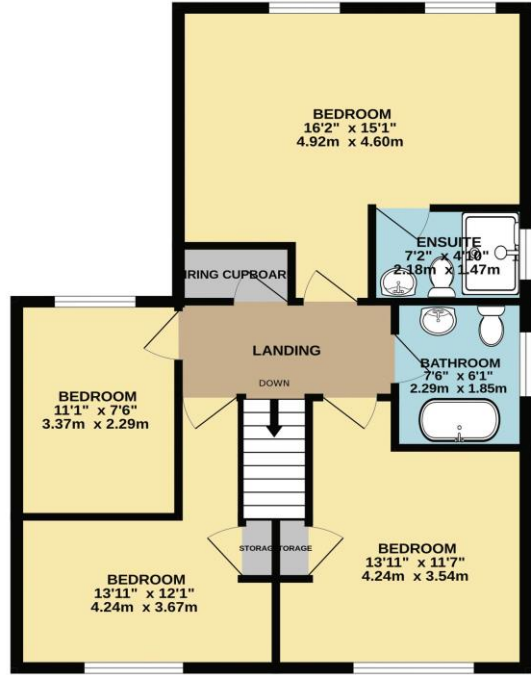




GROUND FLOOR  
814 sq.ft. (75.7 sq.m.) approx.



1ST FLOOR  
689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA: 1504 sq.ft. (139.7 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		<b>95</b>
(81-91)	<b>B</b>	<b>87</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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