



Usselby Close

Immingham
DN40 2BF

Offers in the Region Of
£215,000

Crofts Estate Agents are delighted to bring to the market this deceptively spacious three bed detached house, situated on the outskirts of Immingham. Located in a quiet cul-de-sac, within the modern and ever popular Habrough Fields, this immaculately presented property benefits from the remainder of its 10 year NHBC, nearby amenities including schools for children of all ages and excellent road links. Heading inside will reveal there lounge, kitchen and WC. To the first floor there are three good size bedrooms, en-suite to master and family bathroom. Externally, there is off road parking with integral garage and low maintenance gardens to the front and rear.

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



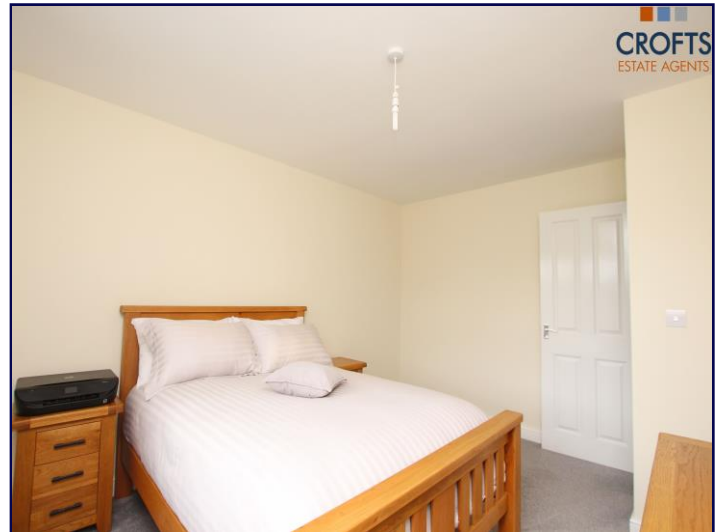
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Lounge

12' 1" x 19' 6" (3.68m x 5.94m)

This spacious lounge benefits from neutral, light decor, soft under foot carpeted flooring, radiator and uPVC window. There is also patio doors to the rear which give access to the rear.

Kitchen

10' 5" x 10' 10" (3.17m x 3.30m)

Modern and well proportioned, this kitchen boasts ample storage through base and wall mounted units, brand new, never been used integral oven, dishwasher, hob and extractor. There is also plumbing for a washing machine, luxury tiled flooring, tiled splashback and uPVC window.

Bedroom 1

11' 1" x 14' 7" (3.38m x 4.44m)

Bedroom one briefly comprises of carpeted flooring, radiator, neutral decor, en-suite and uPVC window to the front elevation.

En-suite

5' 7" x 8' 5" (1.70m x 2.56m)

Benefitting from a three piece shower suite comprising of shower, WC and basin. There is also tiled flooring, towel rail radiator, LED lighting and uPVC window to the front elevation.

Bedroom 2

10' 9" x 13' 3" (3.27m x 4.04m)

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

Bedroom 3

8' 9" x 9' 9" (2.66m x 2.97m)

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

Bathroom

8' 5" x 8' 6" (2.56m x 2.59m)

This spacious bathroom suite benefits from a bath with shower above, WC, basin, tiled flooring, LED lighting, towel rail radiator and uPVC window to the rear elevation.

Externally

Externally, there is off road parking with integral garage and low maintenance gardens to the front and rear. The rear garden is private, with laid to lawn and patio area ideal for entertaining guests. There is also fencing around the perimeter and a security light.

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, 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.

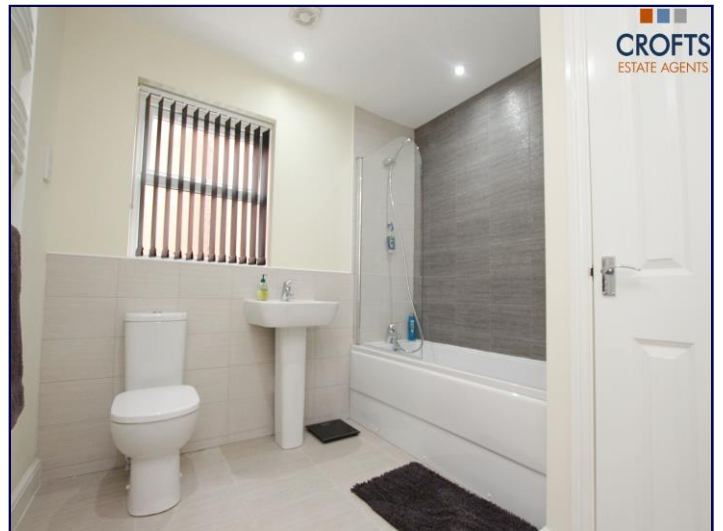
Property Management

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.

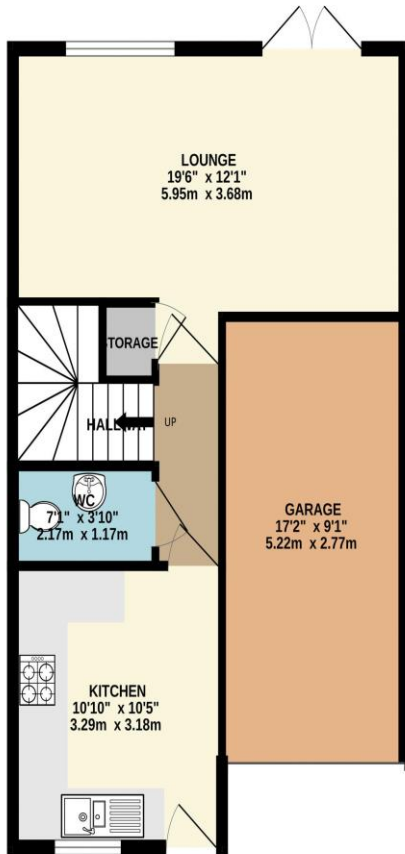
Mortgage and Financial Advice

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.

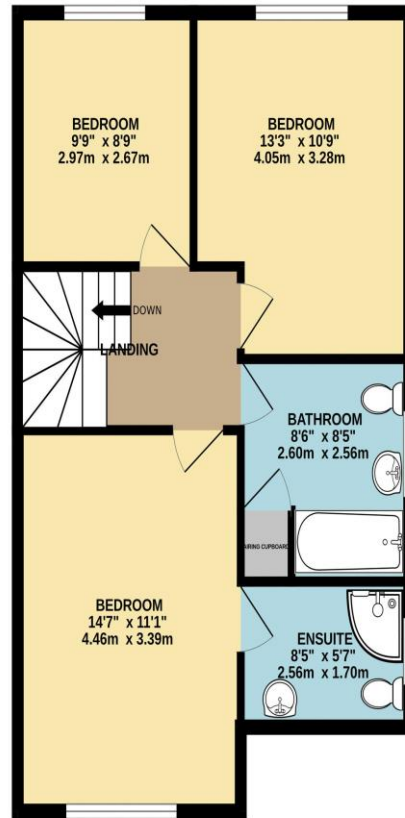
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GROUND FLOOR
568 sq.ft. (52.8 sq.m.) approx.



1ST FLOOR
571 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 1139 sq.ft. (105.8 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
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	72	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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