



8 Ainsworth Road  
Immingham  
Immingham  
DN40 2BJ

Offers in the Region Of  
£250,000

Crofts Estate Agents are excited to bring to the market this delightful FIVE bed detached house, which is situated in the ever popular port town of Immingham. Offering Kerb appeal from the moment you arrive, this ideal family home boasts ample off road parking, solar panels which generate low cost electricity and a multi fuel burner in the living room. The town is well served from a range of amenities, including post office, leisure centre and public houses. There is also schools for children of all ages. Internal viewing is essential in order to truly appreciate this home and doing so will reveal the entrance hallway, lounge, sitting room, conservatory, large kitchen diner, utility and shower room. Heading to the first floor will reveal five bedrooms and the family bathroom. Externally there is parking for multiple vehicles to the front and a large rear garden which is a mixture of patio, decking and laid to lawn.

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



# CROFTS ESTATE AGENTS

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IMMINGHAM

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER

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### Lounge

12' 2" x 15' 1" (3.71m x 4.59m)

This spacious and modern room benefits from a bay window to the front, multifuel burner, laminate flooring, radiator and coving to the ceiling.

### Kitchen/Diner

11' 8" x 27' 0" (3.55m x 8.22m)

This full length extension is where you find the kitchen-diner boasting a range of base and wall mounted units, one and a half sink with drainer, integral oven, hob and extractor above and plumbing for a dishwasher. There is also panelled splashback, laminate flooring and dual aspect uPVC windows to the rear.

### Sitting Room

7' 0" x 11' 11" (2.13m x 3.63m)

Located to the rear and currently used as a play room, this sitting room comprises of carpeted flooring, radiator, coving and uPVC window to the rear elevation.

### Conservatory

11' 1" x 12' 1" (3.38m x 3.68m)

Found at the rear of the property, the conservatory benefits from uPVC windows all round, uPVC side door which opens to the rear garden, vinyl flooring and radiator.

### Utility room

4' 8" x 9' 6" (1.42m x 2.89m)

Previously the kitchen, but now used as the utility, this room provides a handy space for a washing machine, with sink and drainer and a selection of base and wall mounted units.

### Ground floor bathroom

8' 9" x 9' 6" (2.66m x 2.89m)

Located on the ground floor, this modern four piece bathroom suite comprises of a bath, shower, WC and vanity basin. There is also vinyl tiled flooring and towel rail radiator.

### Bedroom-1

11' 8" x 11' 8" (3.55m x 3.55m)

Bedroom one comprises of carpeted flooring, tasteful decor with feature wall, coving, radiator and uPVC window to the front elevation.

### Bedroom 2

9' 3" x 9' 5" (2.82m x 2.87m)

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

**Bedroom 3**

9' 5" x 11' 0" (2.87m x 3.35m)

Bedroom three briefly comprises of carpeted flooring, radiator, tasteful decor with feature wall, coving and uPVC window to the front elevation.

**Bedroom 4**

8' 8" x 11' 8" (2.64m x 3.55m)

Bedroom four briefly comprises of carpeted flooring, radiator, coving and uPVC window to the rear.

**Bedroom 5**

7' 1" x 7' 8" (2.16m x 2.34m)

Currently occupied as an office, this fifth bedroom comprises of carpeted flooring, radiator and uPVC window to the front elevation.

**Bathroom first floor**

5' 9" x 7' 1" (1.75m x 2.16m)

Benefitting from bath, WC, basin, vinyl flooring, towel rail radiator and uPVC window to the rear elevation.

**Externally**

Externally there is parking for multiple vehicles to the front and a large rear garden which is a mixture of patio, decking and laid to lawn. The rear garden is well maintained and creates an ideal space for entertaining guests during the summer months.

There is also solar panels which generate low cost electricity, helping to increase the home's energy efficiency



### 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 C: 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

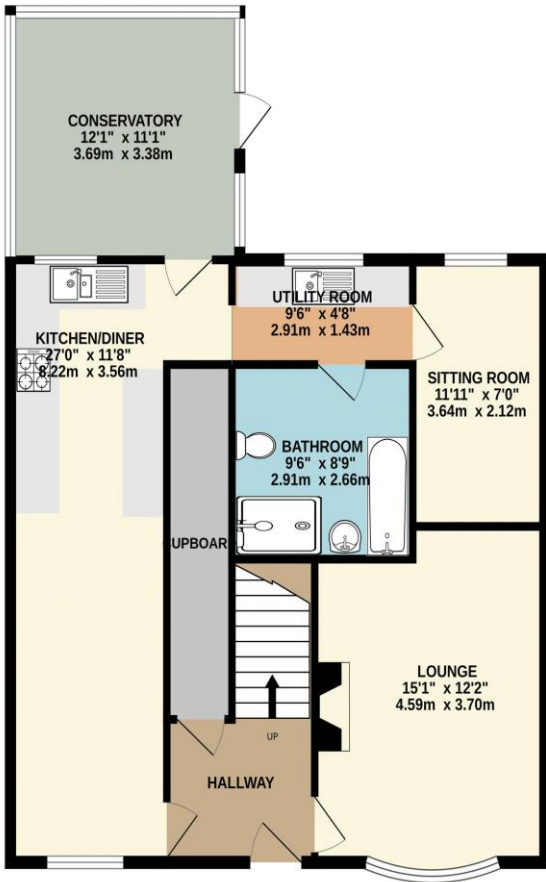
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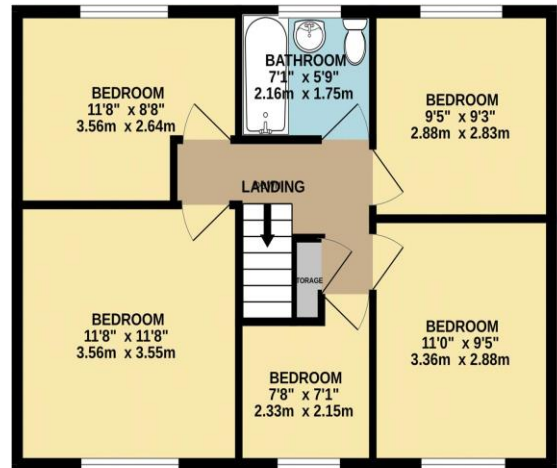




GROUND FLOOR  
891 sq.ft. (82.8 sq.m.) approx.

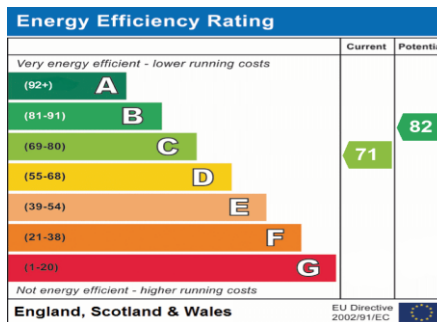


1ST FLOOR  
572 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA: 1464 sq.ft. (136.0 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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