



# CROFTS ESTATE AGENTS

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

  
**CROFTS**  
ESTATE AGENTS



**Hoylake Drive  
Immingham  
Immingham  
DN40 2LD**

**£165,000**

Offered for sale is this spacious three bed semi detached house, which occupies a generous size plot in the popular port town of Immingham. Ideally suited to a first time buyer, this well presented home benefits from excellent road links with easy access to the A180 and Grimsby, a range of amenities and good schools for children of all ages. Heading inside the accommodation will reveal the entrance hallway, lounge, kitchen and conservatory which has been converted into a spacious kitchen-diner. To the first floor you will find three bedrooms, two being doubles and a modern three piece shower room. Externally there is off road parking with garage, solar panels providing low cost electricity and gardens to the front and rear. Viewings are highly recommended.

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





### Lounge

15' 7" x 17' 5" (4.75m x 5.30m)

This spacious living room benefits from laminate flooring, radiator and electric fire. It also gives access to the conservatory at the rear.

### Kitchen

7' 1" x 9' 4" (2.16m x 2.84m)

Found at the front of the property, the kitchen benefits from base and wall mounted units, 5 ring gas hob with extractor above, sink with drainer and integral oven. There is also plumbing for a dishwasher, bay window and tiled splashback.

### Conservatory

14' 1" x 18' 1" (4.29m x 5.51m)

Located at the rear is this large conserving which benefits from an insulated roof with internal cladding. This versatile space is currently occupied as the kitchen diner boasting a range of units, sink with drainer and plumbing for a washing machine.

### Bedroom 1

9' 4" x 14' 1" (2.84m x 4.29m)

Bedroom one briefly comprises of vinyl flooring, neutral decor, radiator, built in wardrobe with sliding doors and uPVC window to the front elevation.



### Bedroom 2

9' 4" x 10' 5" (2.84m x 3.17m)

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

### Bedroom 3

7' 0" x 7' 6" (2.13m x 2.28m)

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

### Shower Room

6' 2" x 7' 10" (1.88m x 2.39m)

Benefitting from a large shower, WC, vanity basin, vinyl flooring, airing cupboard, aqua boarding to the walls and uPVC window to the front elevation.

### Externally

To the front there is a concrete driveway with brick boarder creating ample off road parking, detached garage and generous size garden with brick wall. Heading through the side gate will lead to the rear garden which is made up of laid to lawn, patio area and offers a mixture of plants, fruit tree's and shrubs. In addition there is also a summerhouse to the rear and fencing around the perimeter.

**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 A: 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.

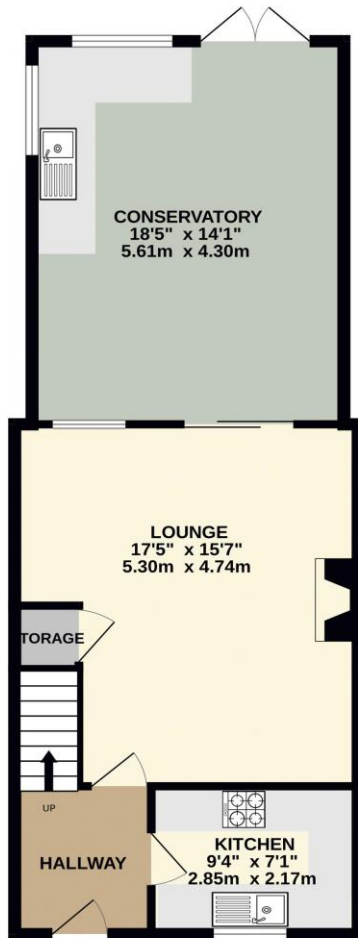
**Mortgage and Financial Advice**

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.

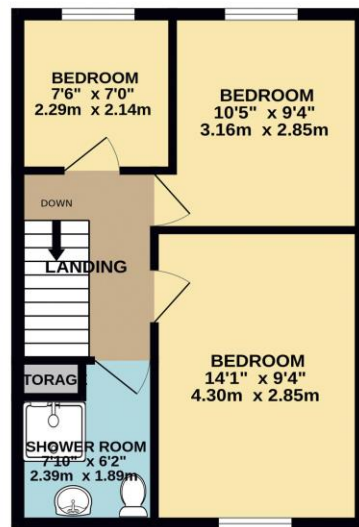
**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



GROUND FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



1ST FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 1015 sq.ft. (94.3 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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