



# 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

  
**CROFTS**  
ESTATE AGENTS

**Lease Lane  
East Halton  
DN40 3PT**

**Offers in the Region Of  
£170,000**

Being sold with NO FORWARD CHAIN is this deceptively spacious two bedroom semi detached bungalow, found within a private and quiet part of East Halton village. Only a short drive away is the town of Immingham where you will find a wide range of amenities. There is also easy access to the Humber Bridge, Habrough Train Station and the A180 Heading into the accommodation will reveal the inviting entrance hallway, lounge, kitchen-diner, two good size bedrooms and the family bathroom suite. Externally there are well kept gardens to the front, rear and side with off road parking and an integral 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





### Lounge

12' 8" x 12' 9" (3.86m x 3.88m)

This spacious reception room benefits from carpeted flooring, coving, neutral decor and dual aspect uPVC windows.

### Kitchen

10' 1" x 12' 9" (3.07m x 3.88m)

Benefitting from base and wall mounted units, integral oven, hob with extractor fan above, one and a half sink with drainer, plumbing for a washing machine and dual aspect uPVC windows.

### Bedroom 1

11' 8" x 12' 8" (3.55m x 3.86m)

Bedroom one comprises of carpeted flooring, neutral decor, coving and uPVC window to the front elevation.

### Bedroom 2

10' 1" x 12' 9" (3.07m x 3.88m)

Bedroom two comprises of carpeted flooring, coving, wallpapered walls and uPVC window to the rear elevation.

### Bathroom

6' 3" x 11' 1" (1.90m x 3.38m)

Benefitting from a bath, WC, basin, shower cubical and uPVC window to the rear elevation.

### Externally

Externally there are well kept gardens to the front, rear and side with off road parking and an integral garage.

**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 B: 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.

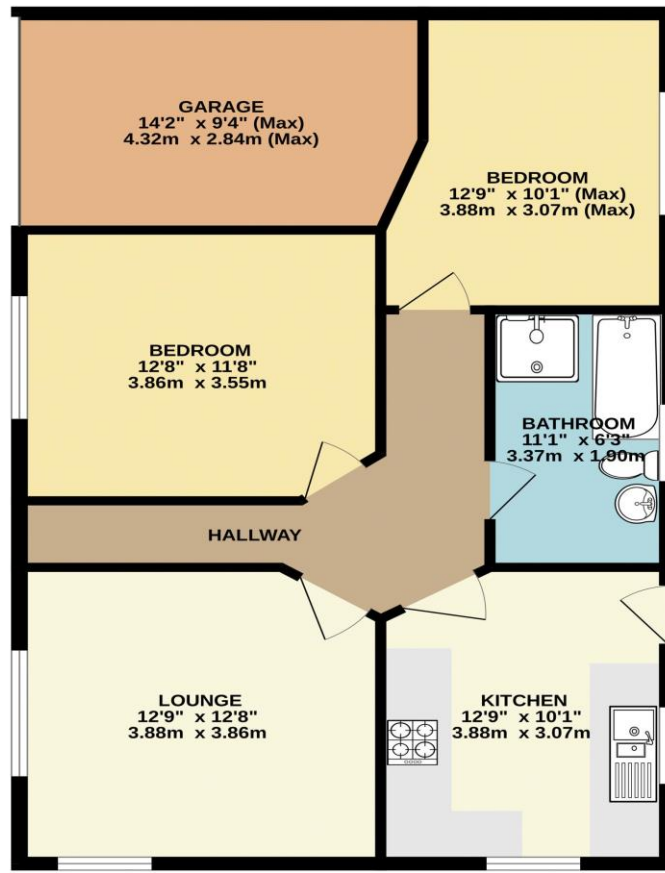
**Mortgage and Financial Advice**

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  
831 sq.ft. (77.2 sq.m.) approx.



TOTAL FLOOR AREA : 831 sq.ft. (77.2 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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