



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

IMMINGHAM

01469 564294

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


CROFTS
ESTATE AGENTS



**1 Oban Court
Immingham
DN40 1NA**

£160,000

Perfect for small families or first-time buyers is this deceptively spacious three bed semi-detached house found in the town of Immingham. Occupying a good-sized corner plot the property is within close proximity to a range of local amenities with good schools for all ages within walking distance. The property also has excellent road links with both the A180 and Grimsby easily accessible. With modern decor throughout, the property briefly comprises of an entrance hallway, lounge, kitchen and dining room. Heading to the first floor there are three bedrooms and a family bathroom. To the outside of the property, there are well-maintained gardens to the front, rear and side, along with off-road parking and a garage.

Address : 21 Kennedy Way, Immingham, DN40 2AB
Email : immingham@croftsestateagents.co.uk
Website : www.croftsestateagents.co.uk

OFFICE HOURS

Mon to Fri
Saturday
Sunday

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



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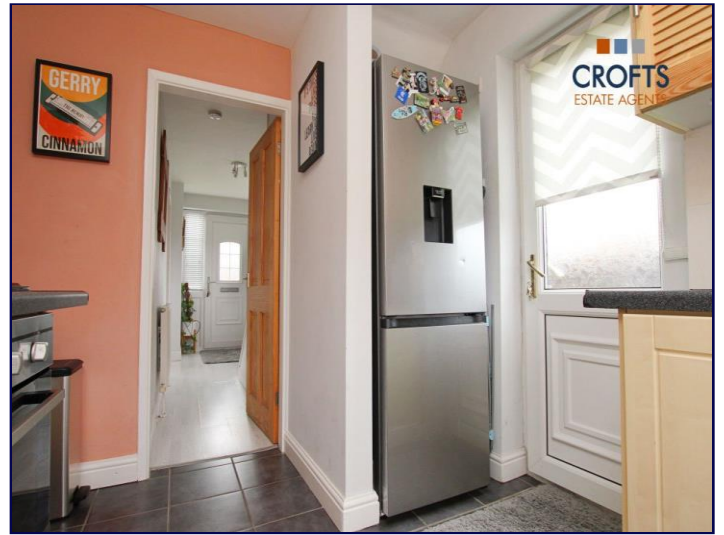
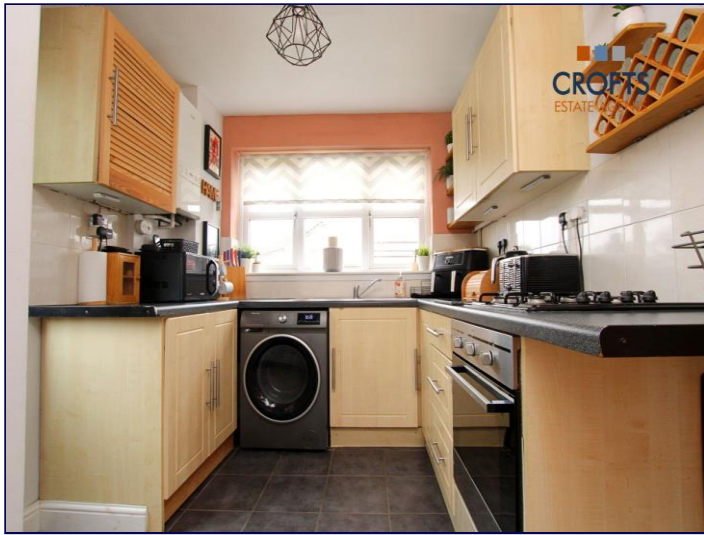
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Lounge

11' 6" x 14' 1" (3.50m x 4.29m)

This room benefits from carpeted flooring, modern decor with feature wallpaper, radiator and uPVC window to the front elevation.

Dining Room

10' 9" x 8' 11" (3.27m x 2.72m)

Modern decor with feature wallpaper, this room benefits from laminate flooring, radiator and uPVC double doors opening out to the rear.

Kitchen

10' 9" x 8' 3" (3.27m x 2.51m)

Benefitting from base and wall mounted units, sink with drainer and mixer-tap, four-ring gas hob and integrated oven, plumbing for a washing machine, space for a fridge-freezer, tiled flooring, a uPVC door and window to the rear elevation.

Bedroom 1

10' 9" x 14' 9" (3.27m x 4.49m)

Bedroom one, with modern decor and feature wallpaper, briefly comprises of internal storage and built-in wardrobes with sliding doors, laminate flooring, radiator and uPVC windows to the front elevation.

Bedroom 2

10' 9" x 10' 11" (3.27m x 3.32m)

Bedroom two briefly comprises of neutral decor with a feature panel-effect wall, laminate flooring, radiator and uPVC window to the rear elevation.

Bedroom 3

8' 3" x 7' 5" (2.51m x 2.26m)

Bedroom three briefly comprises of neutral decor, laminate flooring, radiator and uPVC window to the front elevation.

Family Bathroom

5' 7" x 8' 3" (1.70m x 2.51m)

This family bathroom comprises of a white three-piece suite including bath with mixer tap and shower with waterfall showerhead, WC and basin with mixer tap. There is tiling to the windowsills and around the bath as well as tiled splashback to the basin. There is also herringbone vinyl flooring, L.E.D. ceiling lighting, radiator and uPVC windows to the rear elevation.

Externally

Outside there is a driveway with off road parking and a detached garage. There are gardens to the front and rear. Situated on a corner plot, with fencing around the perimeter, the enclosed rear garden affords privacy and includes decking, a patio area and grassed lawn, ideal for both a young family and for entertaining.



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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 B: 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

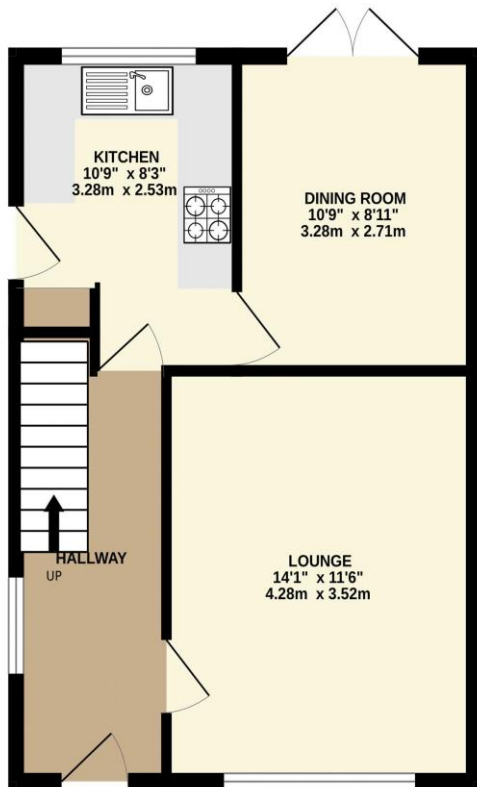
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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

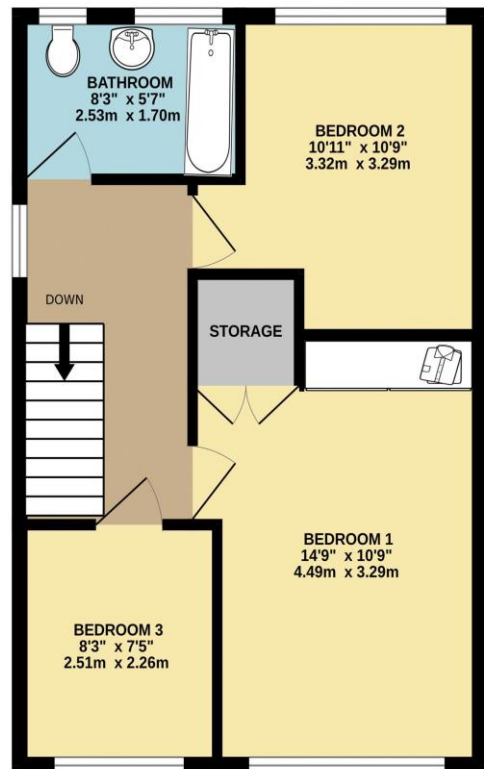




GROUND FLOOR
426 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 869 sq.ft. (80.7 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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