



# 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

7 Cedar Drive  
Immingham  
DN40 2JE

Offers in the Region Of  
£245,000

Tucked away in the corner of Cedar Drive is this gorgeous three bed detached home, which is situated within the popular port town of Immingham. Having been fully renovated to an excellent standard, this high specification property is turn key ready and ideal for a family. Positioned within walking distance of the town centre where you will find a range of amenities, public transport and good schools for children of all ages. There are also excellent road links with easy access to the A180, Habrough Train Station and Grimsby. Viewings are highly recommended in order to fully appreciate all that is on offer and by doing so will reveal the spacious lounge, sitting/dining room, kitchen, master bedroom and family bathroom suite. To the first floor there is a further two double bedrooms and an additional WC. Occupying a good size plot with manicured front garden, ample off road parking with detached garage and a beautifully landscaped rear garden ideal for entertaining.

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



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### Lounge

11' 4" x 22' 8" (3.45m x 6.90m)

This spacious living room benefits from luxury carpeted flooring, modern decor, radiator, gas fire place and dual aspect uPVC windows with bay to the side.

### Dining/Sitting Room

11' 6" x 13' 6" (3.50m x 4.11m)

Offering modern decor with herringbone laminate flooring, radiator, French doors which open out to the rear garden and a multi fuel burner which is the focal point of the room.

### Kitchen

8' 6" x 15' 11" (2.59m x 4.85m)

Installed in 2023, this stylish Wren kitchen boasts navy blue gloss finish base and wall mounted units, integral fridge, freezer and dishwasher and sink with drainer and mixer tap. The current owners have left no stone unturned with their renovation opting for high class quality finishes with the addition of quartz tiles and quartz worktops to name a few. The room also comprises of a breakfast bar area, uPVC window to the side elevation and composite side door.

### Bedroom 1

9' 8" x 10' 8" (2.94m x 3.25m)

Located on the ground floor, Bedroom one briefly comprises of carpeted flooring, radiator, modern decor and uPVC window to the front elevation.

### Bedroom 2

8' 9" x 10' 7" (2.66m x 3.22m)

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

### Bedroom 3

10' 7" x 11' 8" (3.22m x 3.55m)

Bedroom three briefly comprises of neutral decor, radiator and uPVC window to the rear elevation

### WC

3' 7" x 4' 7" (1.09m x 1.40m)

Located at the top of the stairs is the WC which benefits from a toilet, vanity basin, aqua boarding to the walls and vinyl flooring.

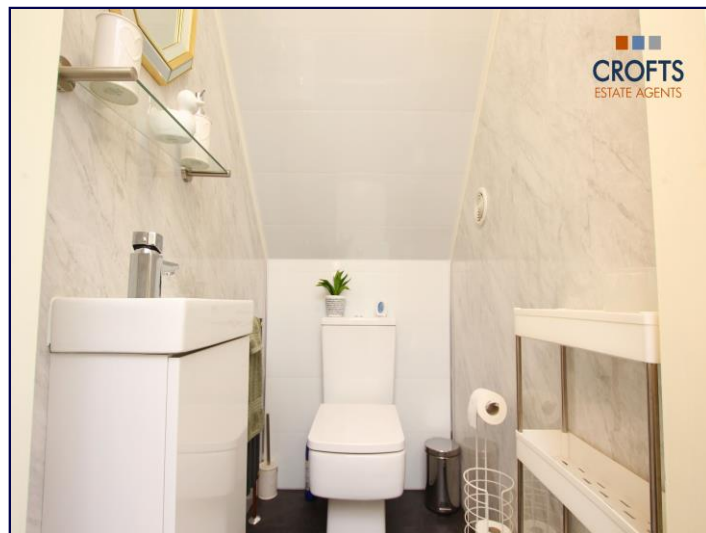
### Bathroom

7' 2" x 8' 7" (2.18m x 2.61m)

This stunning four piece bathroom suite boast a freestanding bath tub, corner shower, WC, vanity basin, LED lighting, aqua boarding to the walls and uPVC window to the side elevation.

### Externally

Occupying a good size plot with manicured front garden, ample off road parking with detached garage and a beautifully landscaped rear garden ideal for entertaining or al-fresco dining.



#### OFFICE HOURS



### 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

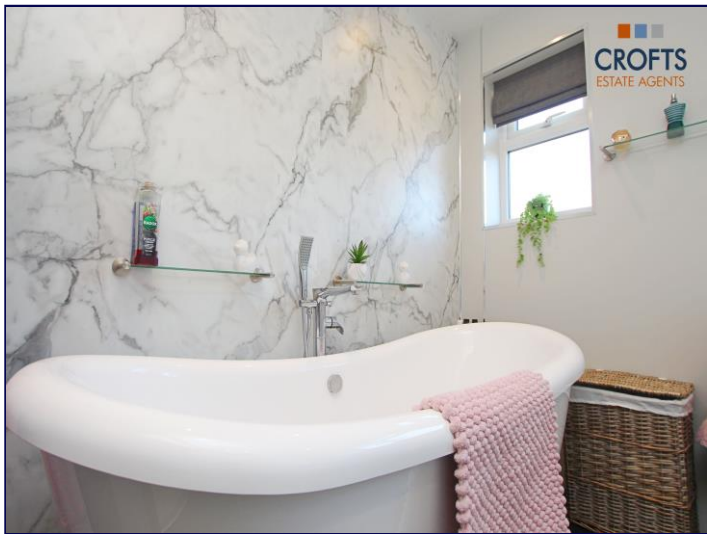
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

### Mortgage and Financial Advice

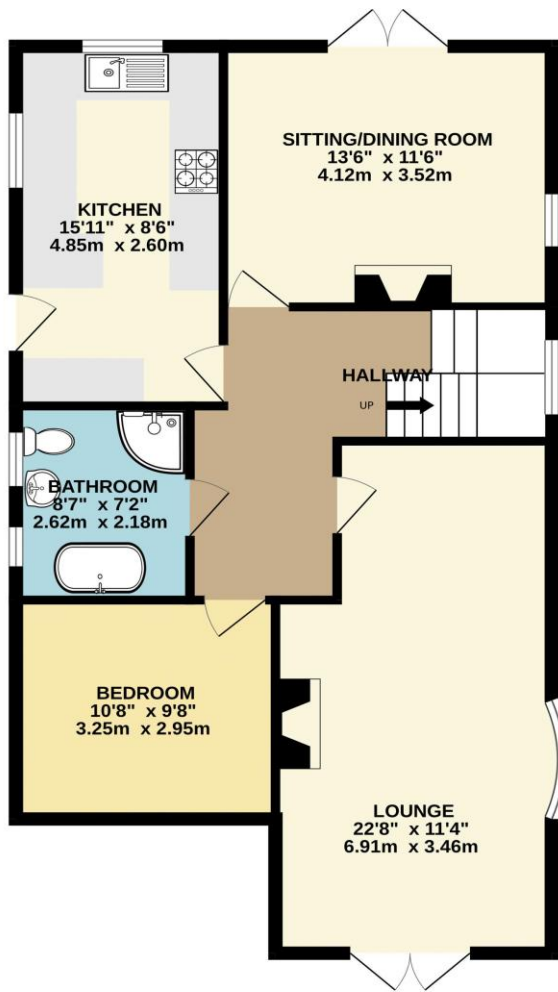
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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

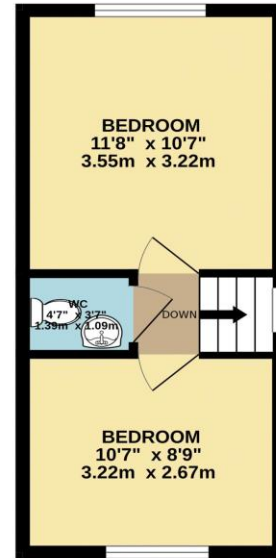




GROUND FLOOR  
810 sq.ft. (75.2 sq.m.) approx.



1ST FLOOR  
253 sq.ft. (23.5 sq.m.) approx.



TOTAL FLOOR AREA: 1063 sq.ft. (98.7 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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