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



CROFTS
ESTATE AGENTS



57 Wisteria Drive
Healing
DN41 7JS

Offers in the Region Of
£410,000

Nestled in the sought after village of Healing is this gorgeous five bed executive family home. Occupying a fantastic size plot boasting versatile and spacious living throughout, excellent road links with easy access to Immingham, Grimsby and the A180 and modern kitchen and shower suite. The village itself offers a small selection of amenities including Healing Manor hotel and the Pig and Whistle Restaurant within walking. There are also excellent schools for children of all ages. The property is a must see in order to fully appreciate it and doing so will reveal the light and airy hallway, WC, lounge, sitting room, dining room, utility, kitchen and home gym. Heading upstairs you will find five excellent size bedrooms, two with en-suites and a modern shower suite. Externally the property provides ample off road parking with a portion of the garage retained for storage, side passage with decking area and summerhouse and well manicured gardens to the front and rear.

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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Entrance Hallway

This wide and inviting hallway sets the tone for this gorgeous home, with laminate flooring, neutral decor, radiator and storage cupboard to the side.

Lounge

12' 0" x 17' 9" (3.65m x 5.41m)

The main reception room of the property is this spacious living room which is elegantly presented with modern decor, radiator, gas fire and French doors which open out to the rear garden.

Sitting Room

11' 8" x 12' 0" (3.55m x 3.65m)

Located at the front of the property is the second reception room. Boasting walk in bay window to the front elevation, modern decor, radiator and laminate flooring.

Dining Room

7' 8" x 17' 0" (2.34m x 5.18m)

Located off of the kitchen, this once garage has been converted to create a spacious dining room which offers laminate flooring, modern decor, radiator and uPVC window to the front elevation.

Utility room

7' 7" x 8' 4" (2.31m x 2.54m)

Kitchen

11' 2" x 17' 9" (3.40m x 5.41m)

This large modern kitchen with both base and wall mounted units integral oven, hob with extractor fan above, modern decor and one and half sink with basin. There is also laminate flooring, UPVC window to the rear elevation and tiled splashback.

Home gym

8' 6" x 12' 6" (2.59m x 3.81m)

WC

4' 3" x 5' 2" (1.29m x 1.57m)

Bedroom 1

15' 11" x 18' 4" (4.85m x 5.58m)

The master bedroom, which is a fantastic size boasts en-suite, floor to ceiling fitted wardrobes, modern decor, carpeted flooring and large uPVC window to the front elevation.

En-suite

5' 11" x 9' 11" (1.80m x 3.02m)

The master bedroom en-suite benefits from shower cubical, WC, vanity basin, tiled flooring, towel rail radiator and uPVC window to the front elevation.

Bedroom 2

11' 8" x 12' 6" (3.55m x 3.81m)

Bedroom two briefly comprises of floor to ceiling fitted wardrobes, en-suite, carpeted flooring, radiator and neutral decor.

En-suite

3' 9" x 7' 6" (1.14m x 2.28m)

The second en-suite benefits from shower cubical, WC, basin, part tiled walls, radiator and uPVC window to the side elevation.

Bedroom 3

9' 11" x 11' 3" (3.02m x 3.43m)

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

Bedroom 4

8' 4" x 11' 3" (2.54m x 3.43m)

Bedroom four briefly comprises of carpeted flooring, fitted wardrobes, bay window to the front elevation and modern decor.

Bedroom 5

8' 0" x 17' 4" (2.44m x 5.28m)

Currently occupied as a home cinema room/office is bedroom 5 which benefits from carpeted flooring, radiator, modern decor and uPVC window to the rear elevation.

Shower Room

5' 11" x 8' 4" (1.80m x 2.54m)

Benefitting from a walk in shower, WC, vanity basin, part tiled walls, laminate flooring, LED lighting, radiator and uPVC window to the rear elevation.

Externally

Externally the property provides ample off road parking with a portion of the garage retained for storage, side passage with decking area and summerhouse and well manicured gardens to the front and rear. There is also space to the side for a caravan/motorhome.



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 E: 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.

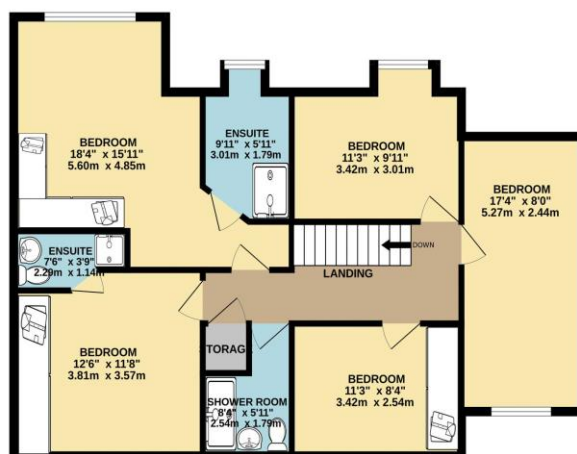




GROUND FLOOR
1008 sq.ft. (93.6 sq.m.) approx.



1ST FLOOR
875 sq.ft. (81.3 sq.m.) approx.



TOTAL FLOOR AREA: 1882 sq.ft. (174.9 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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