



# 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



**Raithby Avenue  
Keelby  
Grimsby  
DN41 8SG**

**Offers in the Region Of  
£210,000**

Being sold with NO FORWARD CHAIN is this spacious two bedroom detached bungalow, which occupies a corner plot in the delightful village of Keelby. The property requires modernisation throughout the property offers plenty of potential for the next owner to create the dream home. The village itself is well equipped with a range of local shops, pubs, cafe and good primary school. The property also falls within the Caistor Grammar school catchment. Internal viewing will reveal the entrance hallway, lounge, kitchen, two good size bedrooms and a large four piece bathroom suite. Externally there are low maintenance gardens to the front, rear and side, ample off road parking and single garage. 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

12' 0" x 19' 2" (3.65m x 5.84m)

This spacious living room boasts carpeted flooring, radiator, exposed wooden beams to the ceiling and tri-aspect uPVC windows.

### Kitchen

9' 8" x 10' 11" (2.94m x 3.32m)

Located to the rear is the kitchen which consists of base and wall mounted units, freestanding oven, one and a half sink with drainer, plumbing for a washing machine, uPVC window to the side elevation and wooden door which provides access to the rear garden.

### Bedroom 1

11' 1" x 12' 8" (3.38m x 3.86m)

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

### Bedroom 2

8' 4" x 10' 11" (2.54m x 3.32m)

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

### Bathroom

8' 0" x 12' 0" (2.44m x 3.65m)

Benefitting from a corner bath, shower cubical, WC, basin, vinyl flooring, radiator and two uPVC window to the rear elevation.

### Externally

Externally there are low maintenance gardens to the front, rear and side, ample off road parking and single 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 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.

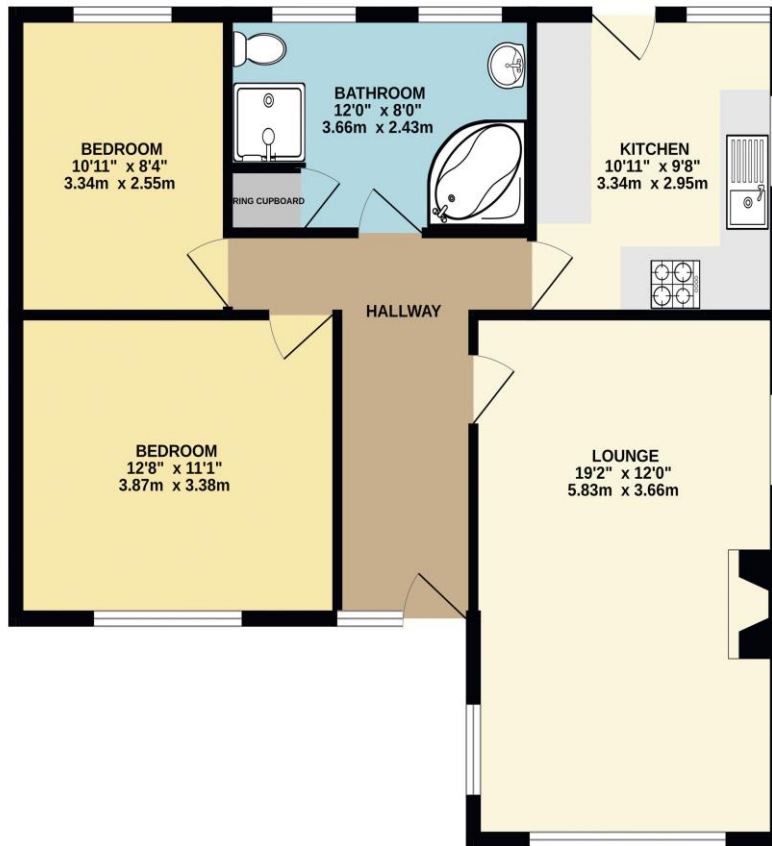
**Mortgage and Financial Advice**

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  
752 sq.ft. (69.9 sq.m.) approx.



TOTAL FLOOR AREA: 752 sq.ft. (69.9 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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