



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



23 Winslow Drive
Immingham
DN40 2BH

Offers in the Region Of
£185,000

Located in the heart of Immingham, this beautifully extended three-bedroom semi-detached property offers the perfect blend of modern living and practical space. Finished to a high standard throughout, the home features a bright and airy kitchen, stylish open plan lounge-diner, and a versatile additional living space ideal for a home office, playroom or snug. Upstairs, the property boasts three generously sized bedrooms and a modern family bathroom suite. Outside, there is a well-maintained rear garden, perfect for summer gatherings, detached garage with workshop and ample off-road parking to the front. Set within a quiet residential area yet conveniently close to local amenities, schools, and transport links, this home offers both comfort and convenience. A fantastic opportunity to own a stylish and spacious home in a well-connected town. Early viewing is highly recommended.

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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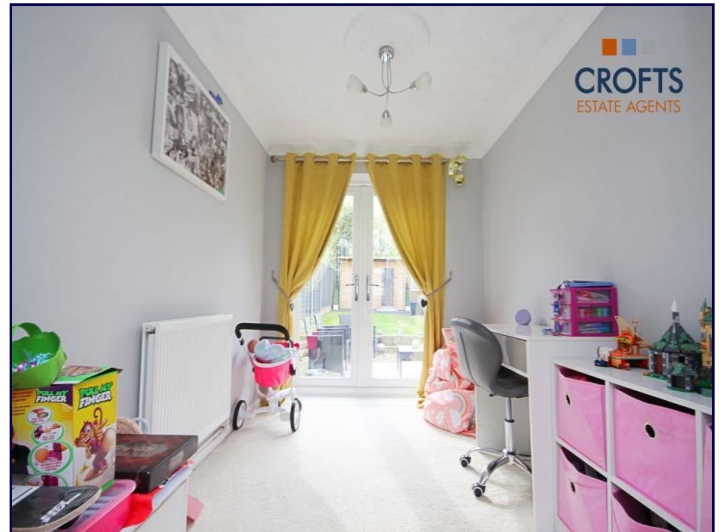
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Entrance Hall

Entering into the property reveals a radiator and carpeted flooring.

Lounge/Diner

19' 10" x 7' 5" at narrowest (6.05m x 2.25m)

The lounge diner has a window to the front elevation, double doors leading to the sitting room, coving to the ceiling, a radiator and carpeted floor.

Kitchen

17' 0" x 9' 0" (5.19m x 2.75m)

The kitchen has dual aspect windows to the side and rear elevations, a door to the side, a radiator and laminate vinyl tiles. There is a superb fitted kitchen with units to base and eye level with a one and a half sink and drainer, plumbing for a washing machine, range oven and extractor over.

Sitting Room or games room

8' 9" x 7' 0" (2.66m x 2.13m)

The sitting room has French doors to the rear elevation, coving to the ceiling, a radiator and carpeted floor.

Bedroom One

10' 11" x 9' 6" (3.32m x 2.89m)

Bedroom one has a window to the front elevation, coving to the ceiling, a radiator and carpeted floor.

Bedroom Two

8' 7" x 9' 5" (2.62m x 2.88m)

Bedroom two has a window to the rear elevation, coving to the ceiling, a radiator and carpeted floor.

Bedroom Three

7' 9" x 7' 1" (2.36m x 2.15m)

Bedroom three has a window to the front elevation, coving to the ceiling, a radiator and carpeted floor.

Bathroom

5' 7" x 7' 0" (1.69m x 2.14m)

The bathroom has an opaque window to the rear elevation, tiled walls, a heated towel rail and vinyl flooring. There is also a superb white suite with a WC, vanity basin and P shaped bath with glass screen and multi head mains operated shower.

Garage

The garage has an up and over door, light and power, window and door to the side and a door internally which opens into a further room.

Outside

The front is all low maintenance and provides ample off road parking. Double gates then open to reveal a continuation of the driveway and leads to the garage and rear garden. The rear garden is enclosed by perimeter fencing and has a well kept lawn and lovely patio area ideal for alfresco dining.

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.

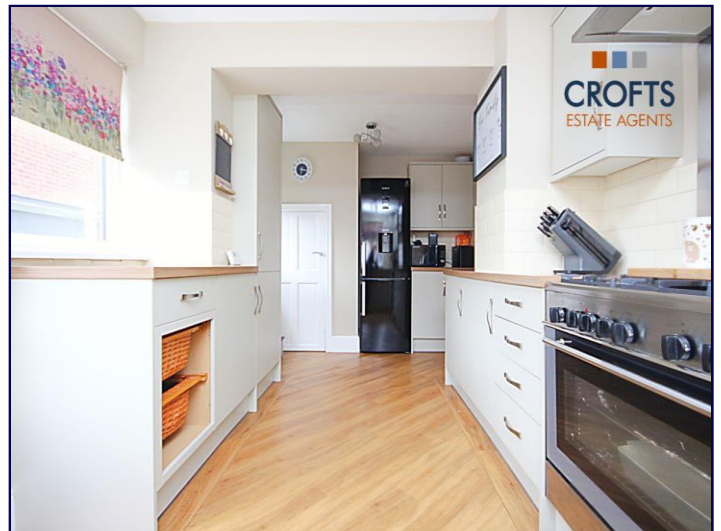
Property Management

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.

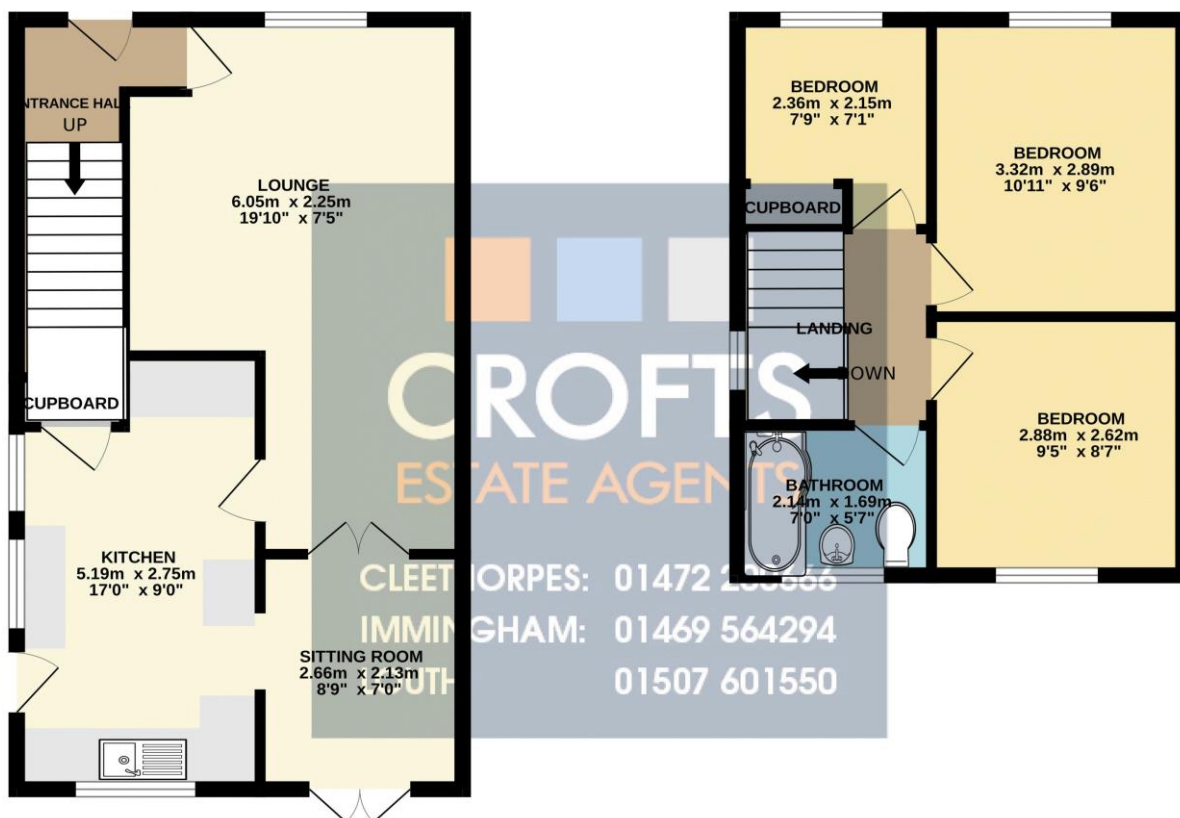






GROUND FLOOR
42.4 sq.m. (456 sq.ft.) approx.

1ST FLOOR
30.6 sq.m. (329 sq.ft.) approx.



TOTAL FLOOR AREA : 73.0 sq.m. (786 sq.ft.) 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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