



# 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



**17 Hornbeam Drive  
Healing  
Grimsby  
DN41 7QY**

**Offers in the Region  
Of £290,000**

Welcome to this stunning four-bedroom detached residence, perfectly positioned in the heart of the desirable village of Healing. Combining contemporary design with spacious living, this beautifully presented home offers the ideal balance of comfort, style, and practicality for modern family life. Located in a quiet, modern residential development, this property enjoys the peaceful atmosphere of village life while remaining within easy reach of excellent local amenities. Healing is renowned for its well-regarded schools, making it an ideal location for families. There are also excellent transport links via road and rail, offering quick access to Grimsby, Immingham, and the A180. Internal viewing is a must and doing so will reveal the entrance hallway, lounge, kitchen-diner, utility and WC. There is also the splay room/snug which has been recently converted, having originally been a garage. To the first floor there are four bedrooms, all being a good size, en-suite to master bedroom and family bathroom suite. Outside there are generous and fairly low maintenance gardens to the front and rear and off road parking.

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  
Saturday  
Sunday

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



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### Lounge

10' 6" x 16' 7" (3.20m x 5.05m)

This gorgeous lounge boasts modern decor with a panelled feature wall, laminate flooring, radiator and uPVC bay window to the front

### Play room/snug

8' 4" x 16' 7" (2.54m x 5.05m)

Previously the garage, now converted into a play room/snug, this room comprises of laminate flooring, radiator, neutral decor and uPVC window to the front elevation.

### Kitchen/Diner

10' 5" x 17' 0" (3.17m x 5.18m)

This well proportioned, open plan kitchen-diner boasts base and wall mounted units, integral fridge freezer, double oven, 5 ring gas hob with extractor above and sink with drainer. There is also tiled flooring, neutral decor, radiator and French doors which open out to the garden.

### Utility room

5' 1" x 5' 6" (1.55m x 1.68m)

A handy addition to the property, offering plumbing for a washing machine and dryer, radiator, tiled flooring and door to the rear.

### WC

2' 10" x 5' 1" (0.86m x 1.55m)

### Bedroom 1

13' 5" x 14' 4" (4.09m x 4.37m)

The master bedroom boasts carpeted flooring, neutral decor, built in mirrored wardrobes, radiator, en-suite and uPVC window to the front elevation

### En-suite

5' 1" x 6' 2" (1.55m x 1.88m)

Benefitting from shower cubical, WC, basin, vinyl flooring, radiator and uPVC window to the front elevation

### Bedroom 2

9' 7" x 11' 6" (2.92m x 3.50m)

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

### Bedroom 3

8' 8" x 12' 6" (2.64m x 3.81m)

Bedroom three briefly comprises of carpeted flooring, radiator, sliding mirror wardrobes and uPVC window to the front elevation.

### Bedroom 4

9' 1" x 9' 2" (2.77m x 2.79m)

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



**Bathroom**

6' 8" x 7' 5" (2.03m x 2.26m)

Benefitting from bath, WC, basin, tiled flooring, towel rail radiator and uPVC window to the rear elevation.

**Externally**

Outside there are generous and fairly low maintenance gardens to the front and rear and off road parking.

**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 D: 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.

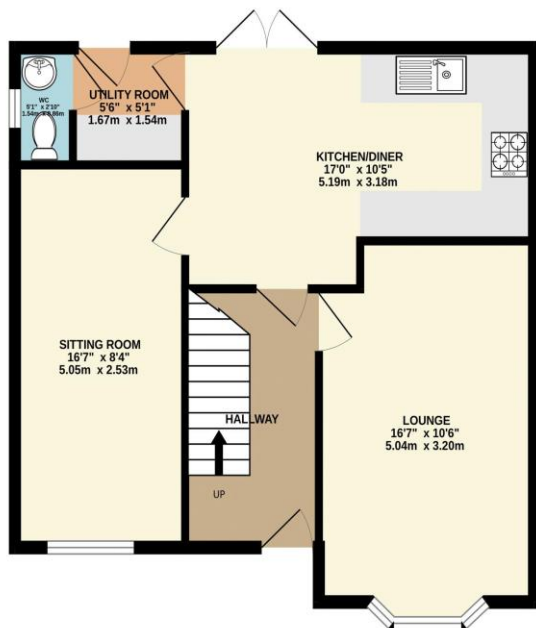
**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



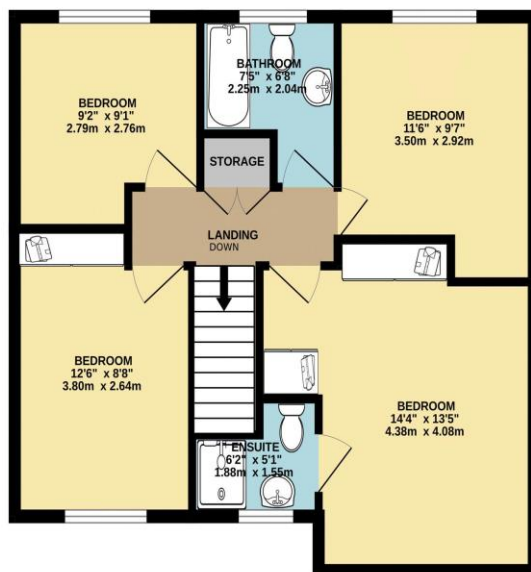




GROUND FLOOR  
577 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR  
572 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA : 1149 sq.ft. (106.7 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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