



# CROFTS ESTATE AGENTS

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IMMINGHAM

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

  
**CROFTS**  
ESTATE AGENTS



**6 Roxton Avenue  
Keelby  
DN41 8HY**

**£185,000**

Nestled in the charming and well-connected village of Keelby, this beautifully presented three-bedroom end terrace house offers a perfect blend of modern living and village charm. Ideal for families, first-time buyers, or professionals seeking a peaceful lifestyle within easy reach of local amenities, this home is a standout opportunity in a sought-after location. The property boasts a contemporary finish throughout, with a bright and spacious interior. On the ground floor, you'll find a entrance hallway leading to a generously sized living room—ideal for relaxing or entertaining guests. The heart of the home is a modern, open-plan kitchen-diner, featuring integrated appliances, and door that opens onto a private, low-maintenance garden—perfect for summer evenings and weekend gatherings. Upstairs, the home comprises three well-proportioned bedrooms, including a spacious master with built-in storage. A stylish family bathroom, fitted with a modern suite. As an end terrace, the property enjoys additional privacy and natural light, with the added benefit of a larger outdoor plot than mid-terrace homes. Off-road parking is available.

Address  
Email  
Website

: 21 Kennedy Way, Immingham, DN40 2AB  
: [immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)  
: [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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Sunday Closed





### Lounge

11' 7" x 14' 7" (3.53m x 4.44m)

This spacious living room boasts modern decor, laminate flooring, radiator and uPVC window to the front elevation.

### Kitchen/Diner

9' 6" x 17' 8" (2.89m x 5.38m)

Benefitting from a range of base and wall mounted units, tiled splash back with tiled flooring, integral oven and microwave, induction hob with extractor above and 1 and a half sink with drainer. There is also LED lighting, uPVC window and uPVC door to the rear.

### Bedroom 1

11' 8" x 13' 2" (3.55m x 4.01m)

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

### Bedroom 2

9' 9" x 10' 1" (2.97m x 3.07m)

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

### Bedroom 3

9' 6" x 10' 3" (2.89m x 3.12m)

Bedroom three briefly comprises of carpeted flooring, radiator, built in storage and uPVC window to the front elevation.

### Bathroom

6' 0" x 6' 3" (1.83m x 1.90m)

This modern three piece bathroom suite benefits from bath with shower above, WC, vanity basin, towel rail radiator, aqua boarding, LED lighting and uPVC window to the rear elevation.

**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 A: 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.**

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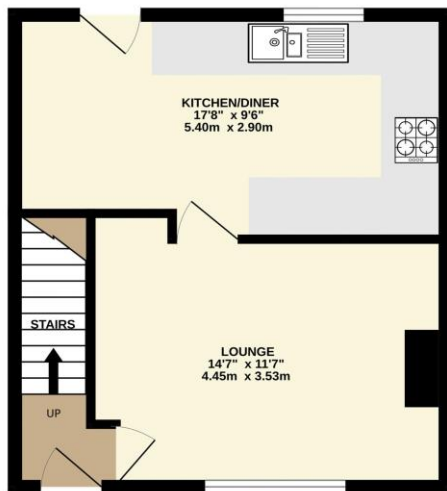
9am to 5.30pm (Tuesday opening 9.30am)  
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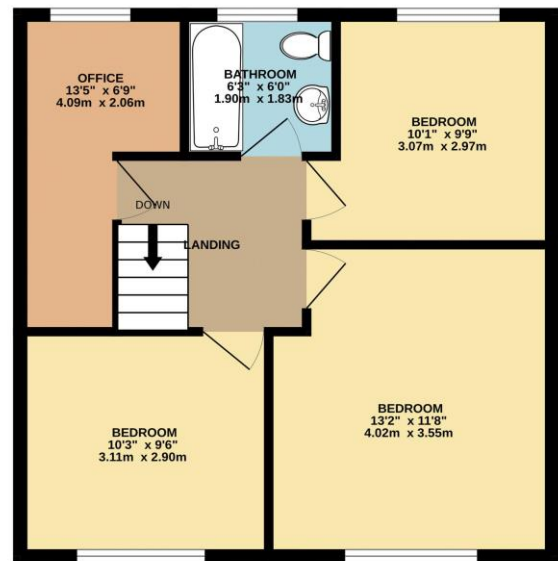




GROUND FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



1ST FLOOR  
502 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 851 sq.ft. (79.1 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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