



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



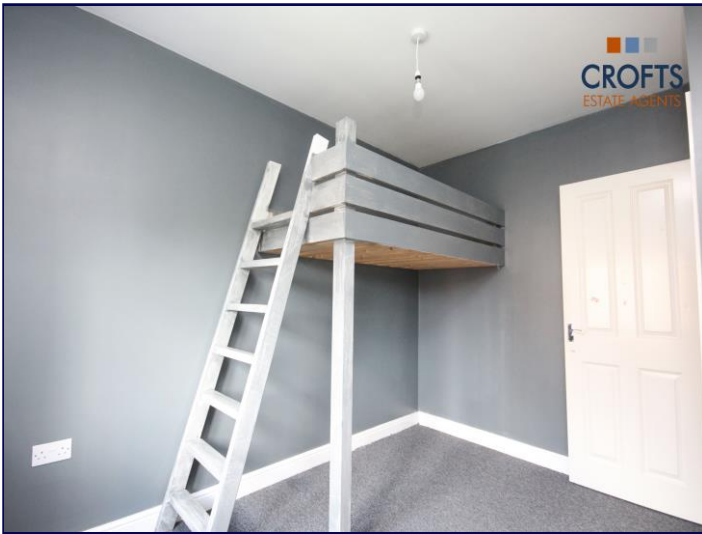
Tealby Close Immingham DN40 2FB

Offers in the
Region Of
£154,500

Situated in the highly desirable Habrough Fields development, this beautifully presented two-bedroom semi-detached home offers the perfect blend of modern living and suburban tranquillity. Ideal for first-time buyers, professionals, or those looking to downsize, the property boasts a stylish design, efficient layout, and a welcoming community environment. Upon entry, you're greeted by a spacious lounge that benefits from natural light and a neutral colour palette, providing a versatile space for relaxing or entertaining. The contemporary kitchen/diner is well-appointed with sleek units, integrated appliances, and ample space for dining, with uPVC door leading out to a private rear garden—perfect for al fresco dining or quiet evenings outdoors. Upstairs, the property features two generous double bedrooms, both tastefully decorated and offering plenty of storage options. The modern bathroom is finished to a high standard, complete with quality fixtures and fittings. Additional highlights include off-road parking for two vehicles, energy-efficient double glazing, and gas central heating throughout. The rear garden is enclosed and low maintenance, offering a secure space ideal for children or pets.

Address : 21 Kennedy Way, Immingham, DN40 2AB
Email : immingham@croftsestateagents.co.uk
Website : www.croftsestateagents.co.uk

OFFICE HOURS
Mon to Fri 9am to 5.30pm (Tuesday opening 9.30am)
Saturday 9am to 3pm
Sunday Closed



Lounge

10' 5" x 13' 2" (3.17m x 4.01m)

Neutrally decorated with laminate flooring to compliment, radiator and walk in uPVC bay window.

Kitchen/Diner

10' 11" x 13' 5" (3.32m x 4.09m)

This modern fully fitted kitchen benefits from integral oven with hob and extractor above, sink with drainer, radiator, LED lighting and uPVC window and door to the rear.

Bedroom 1

12' 0" x 13' 5" (3.65m x 4.09m)

Bedroom one briefly comprises of carpeted flooring, radiator, modern decor and 2 uPVC windows to the front elevation.

Bedroom 2

8' 8" x 10' 11" (2.64m x 3.32m)

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

Bathroom

4' 9" x 7' 5" (1.45m x 2.26m)

Benefitting from bath with shower above, WC, basin, tiled walls, laminate flooring, LED lighting and uPVC window to the rear elevation.

Externally

To the front there is a paved driveway providing off road parking, with side passage leading to the rear garden. The rear garden is fairly low maintenance and ideal for al-fresco dining or entertaining guests.

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 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.

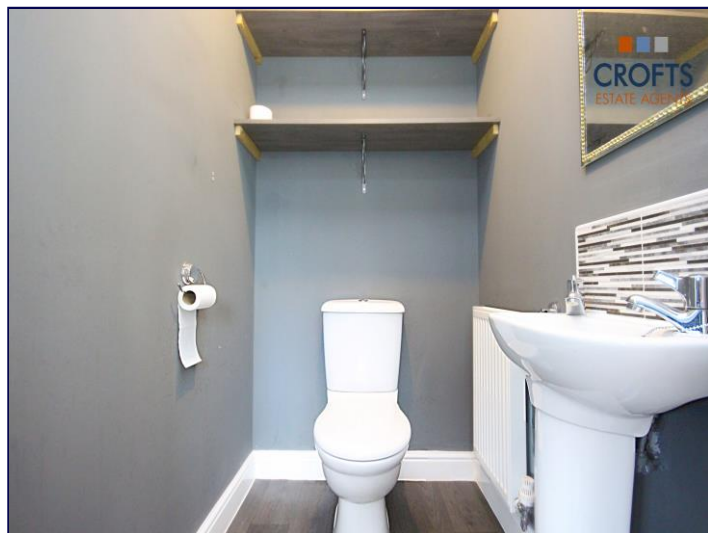
Property Management

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.

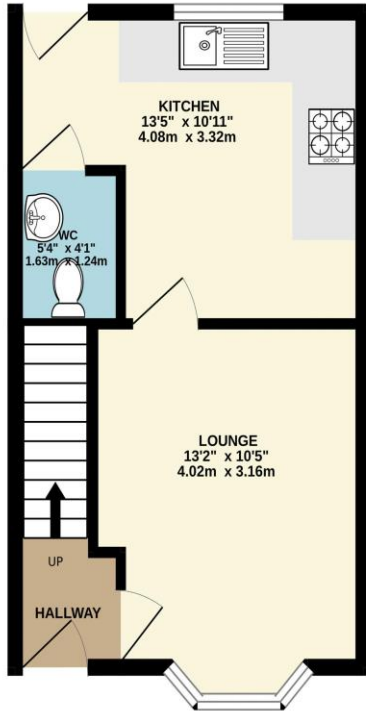
Mortgage and Financial Advice

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.

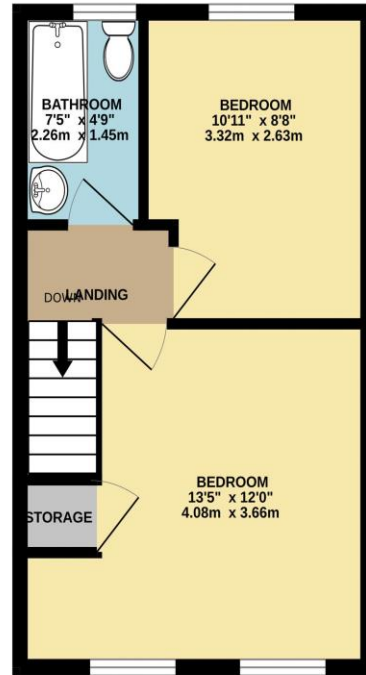
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
311 sq.ft. (28.9 sq.m.) approx.



1ST FLOOR
306 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA : 617 sq.ft. (57.4 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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