



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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

  
**CROFTS**  
ESTATE AGENTS



**Carr Road  
Ulceby  
DN39 6TX**

**Offers in the Region Of  
£160,000**

Nestled in the sought-after village of Ulceby, this three bedroom semi-detached property presents a fantastic opportunity for buyers looking to put their own stamp on a home. In need of modernisation throughout, the property offers a generous amount of potential for first-time buyers, investors, or those seeking a project. The ground floor comprises a open plan lounge-diner with a front-facing window allowing natural light to fill the room, kitchen and an extension to the rear. Heading to the first floor you will find three bedrooms, two being doubles and the wet room. Outside, the property benefits from a large private rear garden, which, with some attention, could be transformed into a pleasant outdoor space. There is also off-road parking and a front garden area. Located in a quiet residential area within easy reach of local amenities, schools, and transport links, this property offers both convenience and potential.

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

11' 6" x 13' 1" (3.50m x 3.98m)

### Dining Room

10' 6" x 13' 11" (3.20m x 4.24m)

### Kitchen

6' 10" x 13' 11" (2.08m x 4.24m)

### Conservatory

10' 6" x 13' 6" (3.20m x 4.11m)

### Bedroom 1

10' 6" x 10' 7" (3.20m x 3.22m)

### Bedroom 2

10' 6" x 13' 11" (3.20m x 4.24m)

### Bedroom 3

6' 10" x 7' 2" (2.08m x 2.18m)

### Wet room

6' 10" x 7' 1" (2.08m x 2.16m)

**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](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.

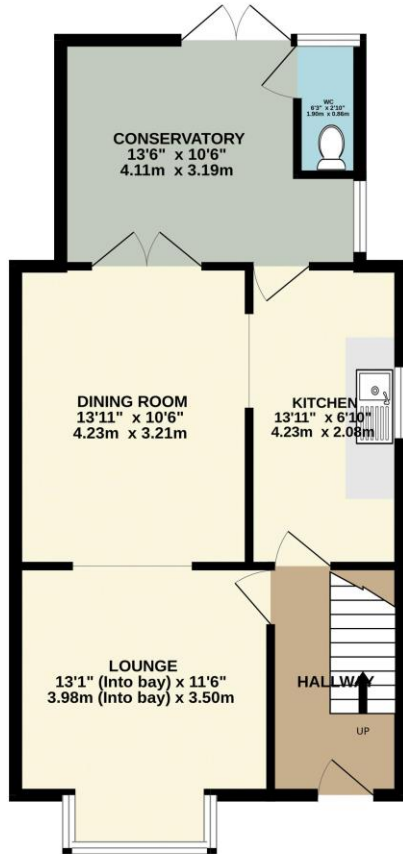
**Mortgage and Financial Advice**

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.

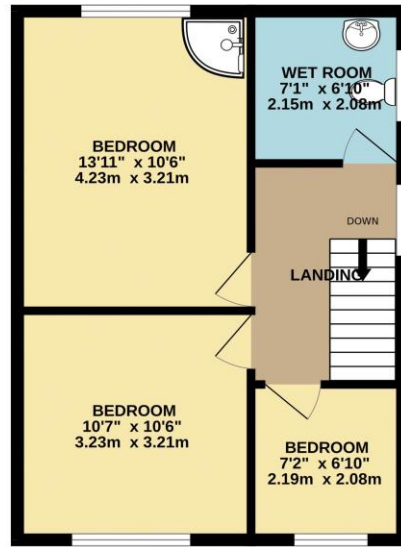
*STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.*



GROUND FLOOR  
582 sq.ft. (54.0 sq.m.) approx.



1ST FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 1007 sq.ft. (93.5 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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