



# 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



4 Stainton Drive  
Immingham  
DN40 2EE

Offers in the Region Of  
£165,000

Ideal for families or first-time buyers is this deceptively spacious three bed semi-detached house found in the town of Immingham. Occupying a good-sized plot the property is within close proximity to a range of local amenities with good schools for all ages within walking distance. The property also has excellent road links with both the A180 and Grimsby easily accessible. The property briefly comprises of an entrance hallway, generously-sized lounge/diner, additional separate dining room/reception room and kitchen. Heading to the first floor there are three bedrooms and a bathroom. To the outside of the property, there is a well-maintained lawn, edged with plum-slate coloured chippings, a long gated driveway affording ample off-road parking and leading to the detached garage and a rear lawned garden with decking.

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/Diner

24' 1" x 12' 8" (7.34m x 3.86m)

This generously proportioned room benefits from carpeted flooring, wallpapered decor, radiator, fireplace with gas fire uPVC windows, and sliding French doors leading to the separate dining room.

### Kitchen

13' 7" x 9' 7" (4.14m x 2.92m)

The kitchen benefits from neutral base and wall units, four ring gas hob, extractor hood, 1.5 round basin, space for a washing machine and fridge freezer, grey splashback tiles, wood-effect laminate flooring continuing from the dining room, a handy storage cupboard, uPVC windows to the side and rear elevations, and a uPVC door to the side elevation.

### Dining room

10' 3" x 8' 11" (3.12m x 2.72m)

Off from the kitchen, the dining room benefits from wood-effect laminate flooring continuing from the kitchen, neutral decor, radiator, sliding French doors giving access to the separate and spacious lounge/diner and double glazed patio door to the rear elevation.

### Master bedroom

10' 0" x 10' 9" (3.05m x 3.27m)

The master bedroom briefly comprises of fitted wardrobes, carpeted flooring, radiator and uPVC windows to the rear elevation.

### Bedroom 2

9' 4" x 10' 9" (2.84m x 3.27m)

Bedroom 2 benefits from wallpapered decor, carpeted flooring, radiator and uPVC windows to the front elevation.

### Bedroom 3

6' 11" x 9' 5" (2.11m x 2.87m)

Bedroom 3 benefits from built-in wall cupboards, carpeted flooring, radiator and uPVC windows to the rear elevation.

### Bathroom

6' 2" x 5' 10" (1.88m x 1.78m)

The bathroom briefly comprises of wood-effect vinyl flooring, tiled walls, shower with rainwater showerhead, heated towel rail, white basin and W.C. and uPVC window to the front 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 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**

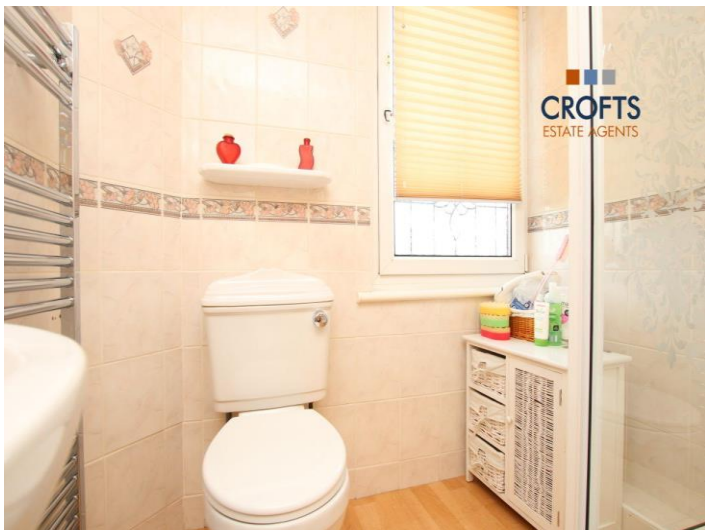
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

**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.

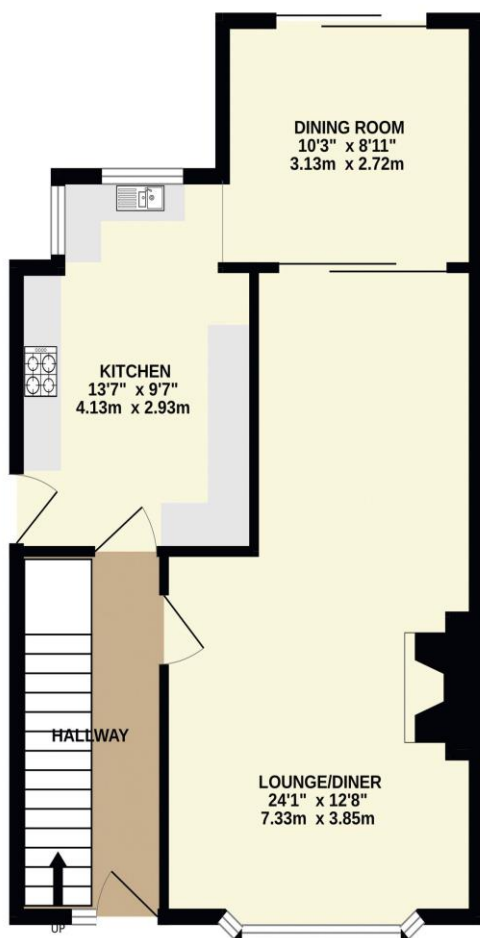
**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



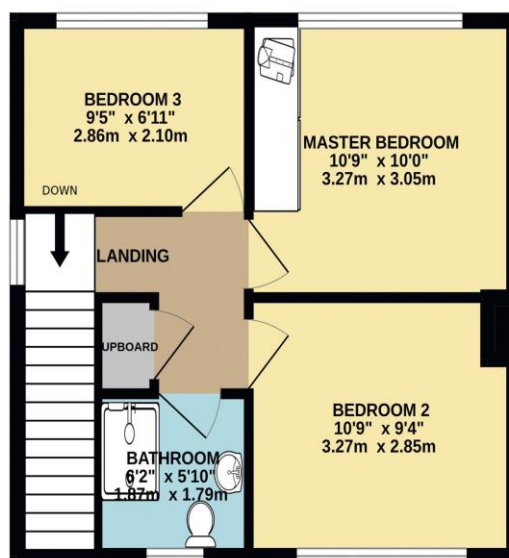




GROUND FLOOR  
545 sq.ft. (50.6 sq.m.) approx.



1ST FLOOR  
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 932 sq.ft. (86.6 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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