



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

IMMINGHAM

01469 564294

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



CROFTS
ESTATE AGENTS



**3 Dawson Court
Habrough
DN40 3FB**

**Offers in the Region
Of £275,000**

Immaculately presented and located in the picturesque village of Habrough is this beautiful, spacious **FOUR BEDROOM DETACHED FAMILY HOME**. Situated on a private road and part of an exclusive development, the property benefits from excellent transport links, including road links providing easy access to the A180. Nearby is the town of Immingham where you will find a wide range of amenities, along with good schools for children of all ages. Upon entering the property there is a light and airy hallway, downstairs cloakroom and spacious lounge with internal double doors leading into a separate dining room. The ground-floor also boasts a well appointed kitchen/diner leading to a practical separate utility room. Heading to the first floor, there is a generously proportioned landing, a spacious family bathroom and four-double bedrooms including a master bedroom with generously sized ensuite. To the outside of the property, there is a well-manicured lawned garden to the front bordered on one side by block-paving. The driveway provides off-road parking and access to the integral garage. To the rear is a well-maintained, secure garden with patio, ideal for family life and entertaining.

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

OFFICE HOURS

Mon to Fri
Saturday
Sunday

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



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

IMMINGHAM

01469 564294

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

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



Cloakroom

6' 2" x 3' 2" (1.88m x 0.96m)

This room briefly comprises of neutral decor, white w.c. and hand basin, splashback tiles, modern, neutral vinyl flooring continued from the hallway, radiator and uPVC double-glazed window to the front elevation.

Lounge

16' 3" x 11' 9" (4.95m x 3.58m)

This spacious room benefits from modern, neutral decor, luxury carpeted flooring, radiator, modern fireplace with gas fire, double internal doors providing access to the dining room and uPVC double-glazed windows to the front elevation.

Dining room

9' 4" x 20' 1" (2.84m x 6.12m)

This room benefits from fresh, neutral decor, luxury carpeted flooring, radiator, double internal doors through to the lounge and uPVC double-glazed french doors providing access to the patio and garden to the rear elevation.

Kitchen/Diner

9' 6" x 12' 8" (2.89m x 3.86m)

Off from the hallway and with useful access to a separate dining room and separate utility room, the kitchen/diner benefits from modern decor including metro splashback tiling, herringbone-style vinyl flooring, modern base and wall units, understairs cupboard, extractor hood, integrated fridge/freezer, 1.5 basin with mixer tap, radiator, space for a range-style double oven and uPVC double-glazed windows to the rear elevation.

Utility room

9' 4" x 5' 2" (2.84m x 1.57m)

This room briefly comprises of modern, neutral decor including metro-style splashback tiles and herringbone-style vinyl flooring, modern base units, space for a dryer and washing machine, radiator, uPVC double-glazed window to the rear elevation and uPVC double-glazed door providing access to the side elevation.

Master bedroom

14' 8" x 10' 8" (4.47m x 3.25m)

This generously proportioned master bedroom benefits from neutral decor, luxury carpeted flooring, radiator, uPVC double-glazed windows to the front elevation and spacious ensuite.

Ensuite

7' 6" x 7' 3" (2.28m x 2.21m)

This room comprises briefly of neutral decor, wood-effect vinyl flooring, radiator, white w.c., basin with vanity unit, mixer tap and feature splashback tiling, tiled shower with rainwater showerhead and uPVC double-glazed window to the front elevation.

Bedroom 2

13' 0" x 11' 10" (3.96m x 3.60m)

This generously proportioned room includes neutral decor, radiator, luxury carpeted flooring and uPVC double-glazed windows to the rear elevation.

Bedroom 3

12' 9" x 11' 10" (3.88m x 3.60m)

This room benefits from neutral, modern decor, luxury carpeted flooring, radiator, and uPVC double-glazed window to the front elevation.

Bedroom 4

13' 3" x 9' 10" (4.04m x 2.99m)

This room benefits from modern, neutral decor, luxury carpeted flooring, radiator and uPVC window to the rear elevation.

Family Bathroom

6' 6" x 8' 1" (1.98m x 2.46m)

This spacious family bathroom benefits from neutral decor, vinyl flooring, uPVC double-glazed window to the rear elevation and three-piece suite including white w.c., white hand basin with splashback tiles, mixer tap and grey vanity unit and white bath with splashback tiles, mixer tap, over-bath shower and matching grey side-panel.



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

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.

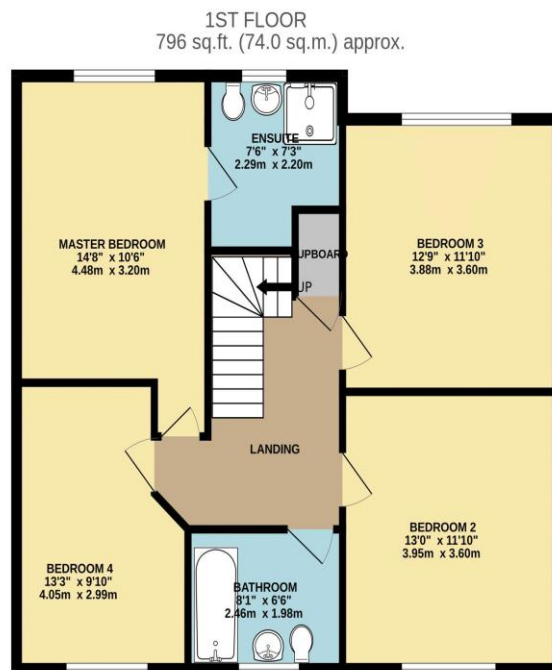
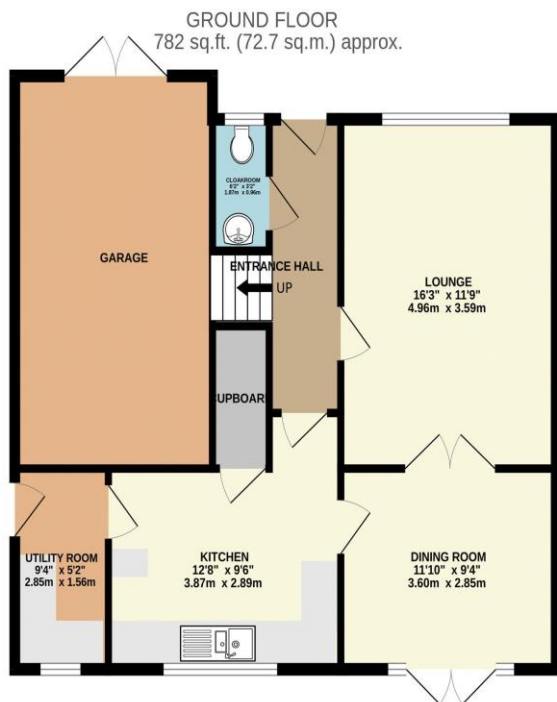
Mortgage and Financial Advice

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.

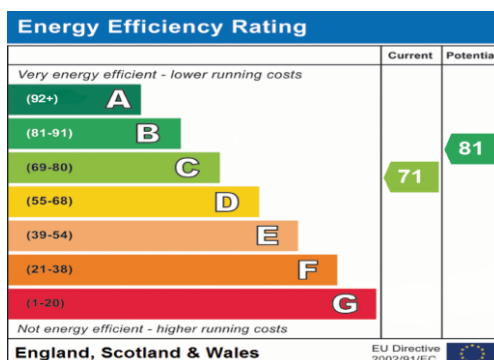






TOTAL FLOOR AREA : 1579 sq.ft. (146.7 sq.m.) approx.

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.
Made with Metropix ©2025



DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale. Crofts estate agents Immingham is operated as a franchise and trademark by KMG estates (Immingham) Ltd, trading as Crofts estate agents Immingham. Registered in England. Company Number 14308294