



CROFTS ESTATE AGENTS

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



**33 Poplar Road
Healing
Grimsby
DN41 7RE**

**Offers in the Region Of
£249,500**

Picture perfect, Occupying a desirable corner plot in an idyllic leafy location of the highly sought after village of Healing, is this generously proportioned four bedroom detached bungalow. This beautiful, generous abode which invites the opportunity for a buyer to add a modern touch, presents itself as the ideal family home with excellent schools nearby for children of all ages, spacious living throughout and easy access to the A180 for those who commute to work. Internal viewing will reveal the welcoming entrance hallway, generously proportioned hallway, lounge, kitchen and dining room. In addition there are four good-sized bedrooms, a cloakroom and a separate bathroom. Externally, there is ample off-road parking with a gated driveway, gated car port and separate detached garage. To the front, the enclosed garden includes feature flower beds and well maintained lawn. The garden wraps around the property to lead to the enclosed rear garden, including patio and well-maintained lawn with feature flower beds.

Address
Email
Website

: 21 Kennedy Way, Immingham, DN40 2AB
: immingham@croftsestateagents.co.uk
: 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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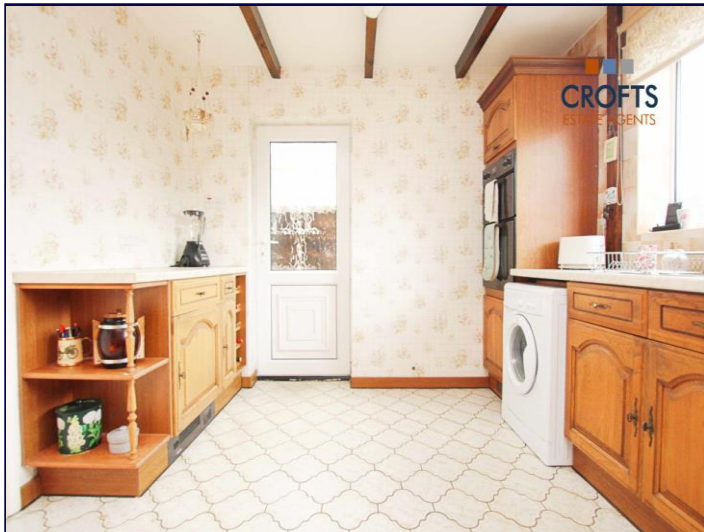
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Sunday Closed



Lounge

17' 0" x 13' 2" (5.18m x 4.01m)

The lounge benefits from carpeted flooring, wall papered decor, radiator, fireplace with gas fire and uPVC double-glazed bay-style windows to the front elevation.

Dining room

15' 11" x 8' 7" (4.85m x 2.61m)

The dining room briefly comprises of painted decor with exposed dark wood beams to the walls and ceilings, parquet flooring, radiator, dark wood cupboard housing the fuse box and uPVC double-glazed windows to the front and side elevations.

Kitchen

10' 10" x 12' 10" (3.30m x 3.91m)

The spacious kitchen benefits from wallpaper decor, partially tiled walls, tiled flooring, wood base and wall units including built-in wine rack, 1.5 sink with draining board, four-ring electric hob, boiler cupboard housing a Worcester boiler, space for a washing machine, dishwasher and undercounter fridge/freezer, integral double oven, uPVC double-glazed window to the rear and uPVC double-glazed door to the side elevation.

Master bedroom

8' 8" x 11' 10" (2.64m x 3.60m)

The master bedroom benefits from wallpapered decor, neutral carpeted flooring, radiator, built-in wardrobes and uPVC double-glazed windows to the front elevation.

Bedroom 2

10' 10" x 8' 11" (3.30m x 2.72m)

Bedroom 2 briefly comprises of wallpapered decor, carpeted flooring, radiator and uPVC double-glazed window to the rear elevation.

Bedroom 3

10' 6" x 8' 11" (3.20m x 2.72m)

Bedroom 3 benefits from wallpapered decor, carpeted flooring, radiator and uPVC double-glazed window to the rear elevation.

Bedroom 4

11' 10" x 7' 7" (3.60m x 2.31m)

Bedroom 4 includes modern, neutral wallpapered decor, wooden flooring, radiator and uPVC double-glazed window to the rear elevation.

Bathroom

7' 0" x 5' 3" (2.13m x 1.60m)

The bathroom benefits from wallpapered decor, tiling to three walls, radiator, corner bath with shower, corner basin with built-in vanity unit and uPVC double-glazed window to the rear elevation.

Cloakroom

7' 0" x 2' 7" (2.13m x 0.79m)

The cloakroom briefly comprises of wallpapered decor, hand basin with splashback tiles, W.C. and uPVC double-glazed window to the rear elevation.

Exterior

Externally, the property benefits from ample off-road parking, gated block-paved driveway, gated car port and separate detached garage. To the front the enclosed garden includes a gated. block-paved path leading to the front door, alongside mature, well-kept flower beds. The front garden includes a rockery, feature trees and a well-maintained lawn. Following the garden round to the side elevation there is patio and mature flowerbeds as well as gated access to the rear garden. The rear garden includes a patio, well maintained lawn and flower beds and borders.



OFFICE HOURS

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 C: 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

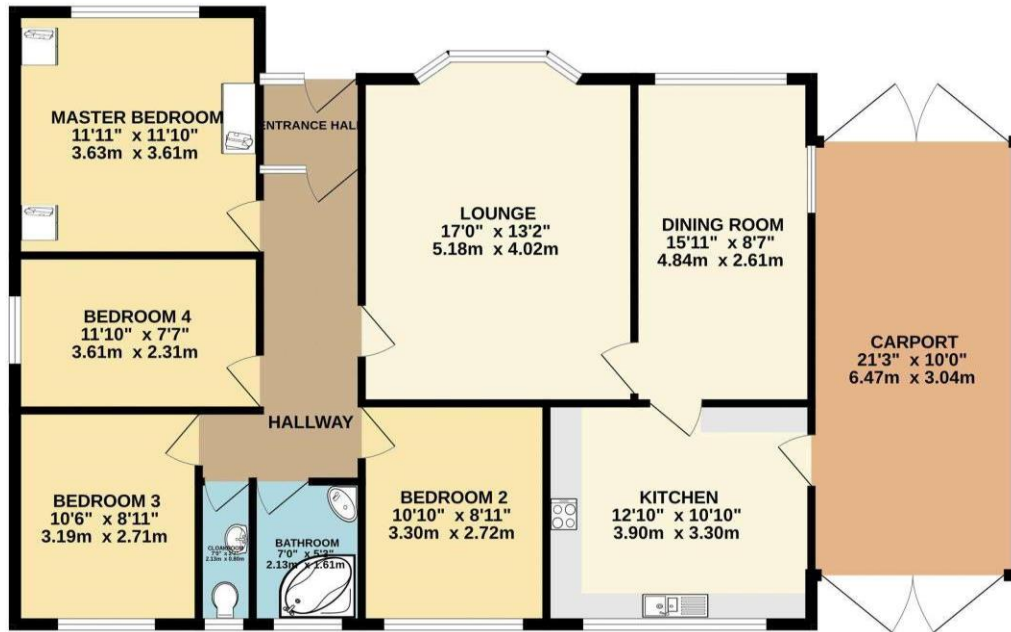
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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
1285 sq.ft. (119.4 sq.m.) approx.



TOTAL FLOOR AREA : 1285 sq.ft. (119.4 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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