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PASSIONATE ABOUT PROPERTY

IMMINGHAM

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



5 Orkney Place
Immingham
DN40 1RL

Offers in the Region Of
£187,500

MOVE STRAIGHT IN! Situated on a quiet, picturesque cul-de-sac in Immingham and perfect for families or first-time buyers is this stylish, spacious three bedroom semi-detached house. 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. With modern decor throughout, the property briefly comprises of an entrance hallway, spacious inner hallway with a roomy, useful storage cupboard, cloakroom, lounge and generously proportioned open plan kitchen/dining/family room. Heading to the first floor there are three bedrooms and a family bathroom. To the outside of the property, there is a long, gated driveway and detached garage providing ample off-road parking. To the front there is a well-maintained garden. To the rear is a well maintained garden with a feature flowerbed and a modern decking area off the kitchen/dining/family room, perfect for entertaining and family gatherings.

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



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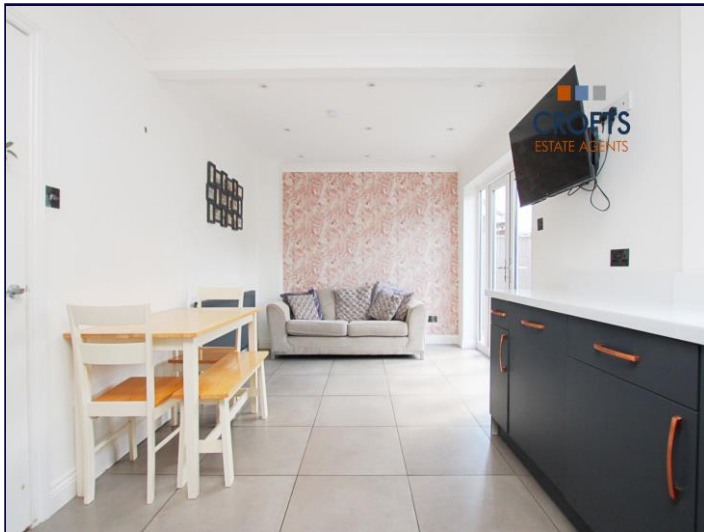
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Hallway

Just off the entrance hallway, the spacious inner hallway briefly comprises of modern, neutral decor including wallpapered feature wall, luxury tiled flooring, radiator, large, handy understairs storage cupboard and spotlight ceiling lighting.

Cloakroom

2' 7" x 5' 9" (0.79m x 1.75m)

The cloakroom benefits from modern, neutral decor including two wallpapered feature walls, luxury tiled flooring continued from the inner hallway, radiator, W.C. and uPVC double-glazed windows to the front elevation.

Lounge

14' 1" x 11' 0" (4.29m x 3.35m)

The Lounge briefly comprises of modern, neutral decor including feature wall and chimney breast, luxury carpeted flooring, radiator, bioethanol feature fire, leaded-style uPVC double-glazed windows to the rear elevation.

Kitchen/Dining/Family Room

10' 2" x 20' 1" (3.10m x 6.12m)

The generously proportioned, open plan kitchen/dining/family room benefits from modern, neutral decor, including a wallpapered feature wall, stylish base and wall units, worktops and upstand, luxury tiled flooring, 1.5 composite sink and draining board, radiator, spotlight lighting to the ceiling, four ring electric hob, space for a dining table, integrated oven, washing machine, dishwasher and fridge, uPVC double glazed windows and French double-doors to the rear elevation, the latter providing useful access to the decking outside, perfect for entertaining or family events.

Bedroom

11' 10" x 9' 10" (3.60m x 2.99m)

The stylish bedroom briefly comprises of modern, neutral decor including panel-effect feature wall, luxury carpeted flooring, radiator, built-in sliding wardrobes providing generous storage space and uPVC double-glazed windows to the front elevation.

Bedroom

10' 3" x 9' 10" (3.12m x 2.99m)

The bedroom benefits from modern, neutral decor, carpeted flooring, radiator and uPVC double-glazed windows to the rear elevation.

Bedroom

9' 11" x 9' 10" (3.02m x 2.99m)

The bedroom briefly comprises of modern, neutral decor, carpeted flooring, radiator, built-in wardrobes providing ample storage space and uPVC double-glazed windows to the rear elevation.

Bathroom

7' 2" x 5' 5" (2.18m x 1.65m)

The bathroom benefits from stylish luxury floor and wall tiles, built-in wall shelf, modern heated towel rail, extractor fan, spotlight lighting to the ceiling, uPVC double-glazed windows to the side elevation and three-piece bathroom suite including bath with rainfall shower, W.C. and basin with built-in vanity unit.

Exterior

To the exterior there is a long, gated driveway and detached garage providing ample off-road parking and well-maintained garden to the front. With fencing to the perimeter and room for a garden shed and wendy house, to the rear is an enclosed lawned garden with feature flowerbed and modern decking area off the kitchen/dining/family room, perfect for entertaining and family gatherings.



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 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.

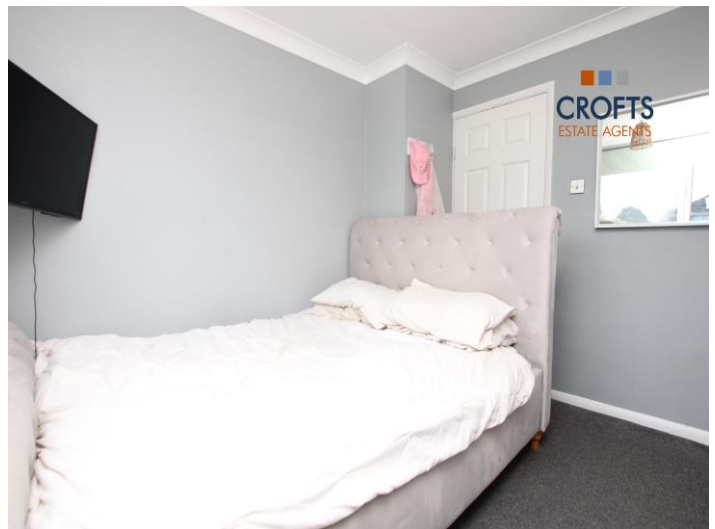
Property Management

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

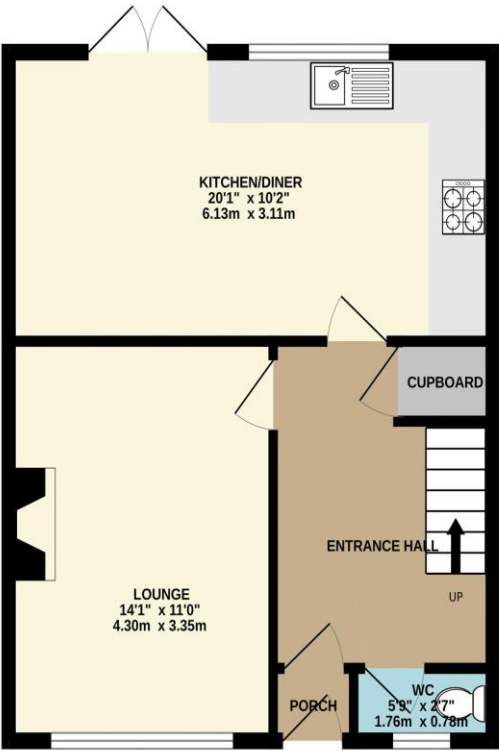
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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

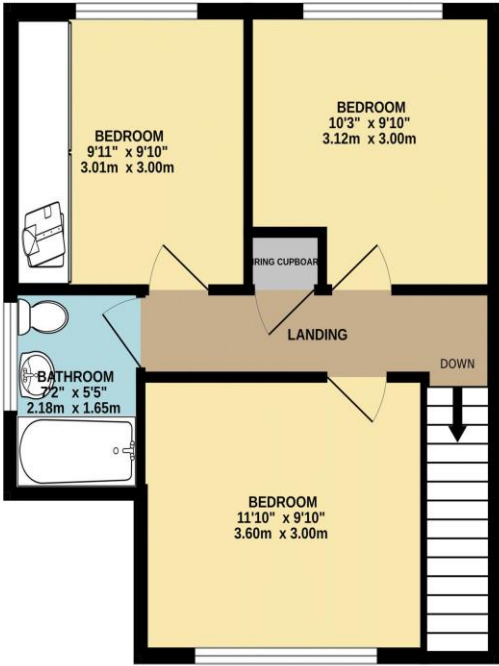




GROUND FLOOR
482 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 909 sq.ft. (84.5 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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