



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



**40 Chapel Road
Habrough
DN40 3AB**

**Offers in the Region
Of £220,000**

Welcome to this beautifully presented and deceptively spacious three-bedroom mid-terrace home, thoughtfully extended and set across three well-appointed floors in the charming village of Habrough. Ideal for growing families, first-time buyers, or those seeking extra space in a peaceful yet well-connected location, this property perfectly blends character, comfort, and contemporary style. Located in the desirable village of Habrough, the property benefits from excellent transport links, including a nearby train station with routes to Grimsby, Immingham, and further afield. Local amenities, green spaces, and reputable schools are all within easy reach. The ground floor impresses with its seamless flow from the traditional living room with log burner, through to the heart of the home – a stunning open-plan kitchen-diner-living area, extended to maximise space and light. Upstairs, the first floor hosts two well-proportioned bedrooms and a sleek family bathroom. The second floor reveals a superb master suite, complete with its own dedicated en-suite. Outside this delightful home boasts off road parking with EV charger to the front and a large well maintain rear garden complete with apple tree, patio area perfect of entertaining.

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



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

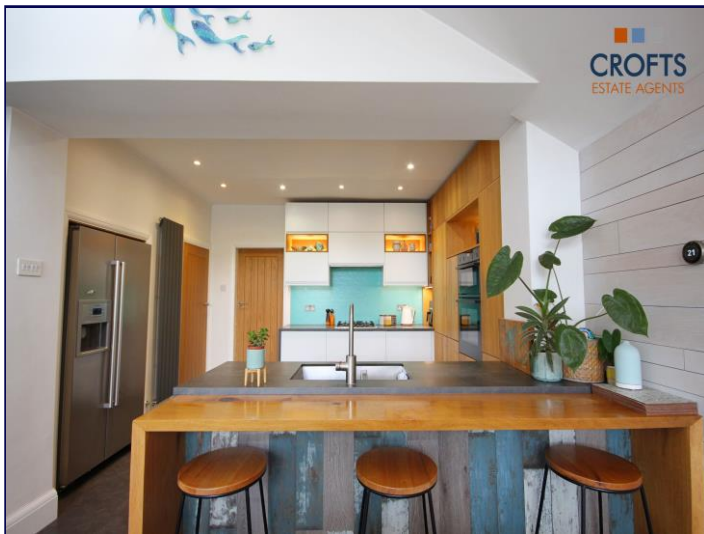
IMMINGHAM

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



Lounge

12' 8" x 12' 10" (3.86m x 3.91m)

This gorgeous, traditional living room boasts built in storage, exposed brick work feature wall with log burner, solid wood flooring and uPVC windows with shutter blinds

Kitchen

8' 11" x 12' 8" (2.72m x 3.86m)

The heart of the home has to be the open plan kitchen - Elegantly presented with a range of modern features. The kitchen comprises of inset sink with stainless steel mixer tap, integral double oven, 4 ring gas hob, breakfast bar and plenty of storage through base and wall mounted units.

Dining/living area

13' 8" x 17' 2" (4.16m x 5.23m)

Extended to the rear and open plan to the kitchen, this room creates the ideal setting for family dinners or entertaining. Offering a range of modern features such as, a second log burner with slate surround, tile effect laminate flooring, column radiator, bi fold doors and laminate panelling with wall mounted lighting.

WC

Benefitting from a WC, basin, plumbing for a washing machine, decorative tiled flooring, tiled walls and sensored LED lighting.

Bedroom 1

14' 11" x 16' 3" (4.54m x 4.95m)

Found on the third floor is this gorgeous bedroom comprising of carpeted flooring, dual aspect uPVC windows, radiator, modern decor and open plan en-suite. The en-suite is a beautiful feature for the room and boasts a roll top bath, vanity basin and WC.

Bedroom 2

7' 9" x 12' 2" (2.36m x 3.71m)

This stylishly decorated bedroom comprises of laminate flooring, radiator, coving, fitted wardrobes and uPVC window to the rear elevation.

Bedroom 3

9' 6" x 9' 7" (2.89m x 2.92m)

Bedroom three briefly comprises of carpeted flooring, radiator, modern decor, coving and uPVC window to the front elevation.

Bathroom

7' 1" x 8' 11" (2.16m x 2.72m)

This modern bathroom suite boast a large walk in shower with glass screen, WC, vanity basin, tiled walls, towel rail radiator, LED lighting and uPVC window to the rear elevation.

Externally

Offering kerb appeal from the moment you arrive, this property is sure to provide that wow factor! The front offers a ivy frontage with paved driveway , matured flower bed and EV charger. To the rear you will find a large garden, which is mainly laid to lawn with an apple tree and tree house. The patio area to the back of the property is the ideal spot for relaxing, al-fresco dining or entertaining.



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 A: 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.

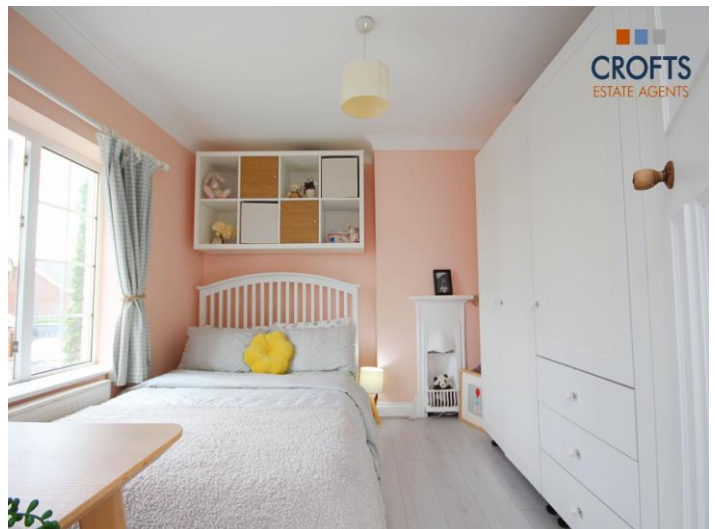
Property Management

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

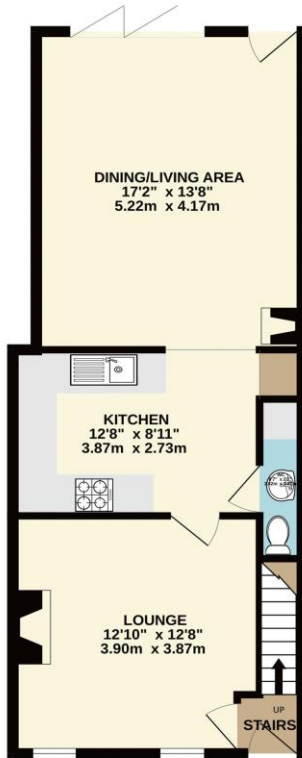
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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

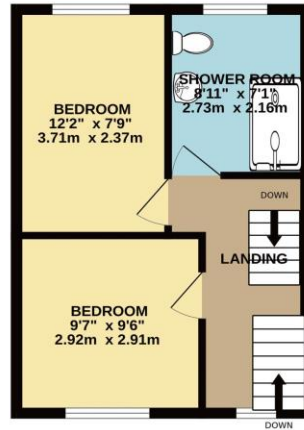




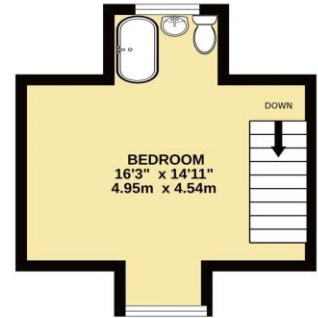
GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.



2ND FLOOR
182 sq.ft. (16.9 sq.m.) approx.



TOTAL FLOOR AREA : 1053 sq.ft. (97.9 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