



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



CROFTS
ESTATE AGENTS



57 Winslow Drive
Immingham
DN40 2DB

Offers in the Region Of £250,000

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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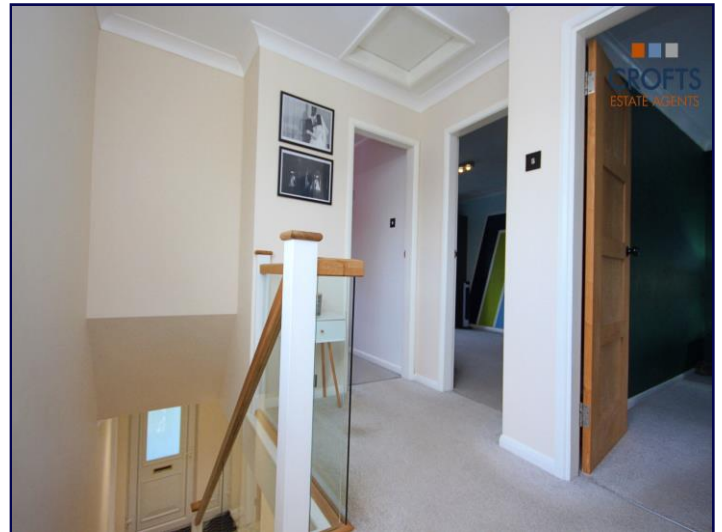
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Hallway

Providing that wow factor as you enter the home is this bright and welcoming entrance hallway. Offering vinyl tiled flooring, LED lighting and staircase with built in storage.

Lounge

12' 1" x 18' 11" (3.68m x 5.76m)

Running almost the full width of the property, is this spacious lounge which comprises of carpeted flooring, radiator, uPVC window and French doors which open out to the garden.

Dining Room

12' 10" x 14' 9" (3.91m x 4.49m)

Accessed from either the hallway or the lounge is the dining area. The room consists of vinyl tiled flooring, modern decor with feature wall, radiator and uPVC window to the front elevation.

Kitchen

8' 4" x 17' 5" (2.54m x 5.30m)

A stylish kitchen that blends style with functionality. Sleek cabinetry, integrated appliances, and clean lines create a modern aesthetic, while the spacious layout flows effortlessly into the lounge—perfect for both everyday living and entertaining.

Bedroom 1

11' 9" x 12' 1" (3.58m x 3.68m)

The master bedroom briefly comprises of carpeted flooring, stylish decor, radiator, coving and uPVC window to the rear elevation.

Bedroom 2

10' 9" x 14' 9" (3.27m x 4.49m)

Bedroom two briefly comprises of carpeted flooring, radiator and uPVC window to the front elevation.

Bedroom 3

8' 2" x 10' 4" (2.49m x 3.15m)

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

Bathroom

7' 10" x 8' 6" (2.39m x 2.59m)

This three-piece bathroom suite combines style and class. Benefitting from a bath with shower above, vanity basin, WC and towel rail radiator.

Externally

Occupying a desirable corner plot in the heart of Immingham, with ample off road parking to the front and an excellent size rear garden with a mixture of patio, decking and laid to lawn. The perfect place to relax, entertain or let the kids run wild.



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.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

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

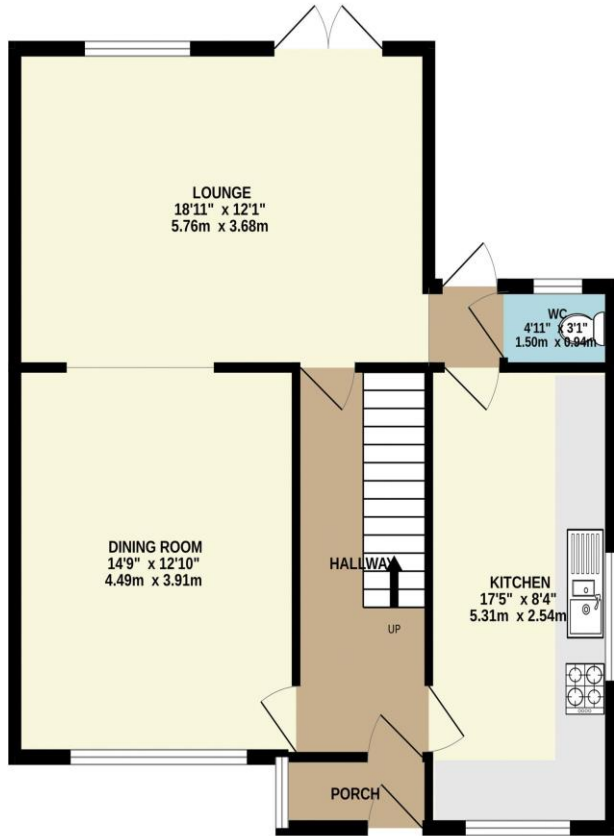
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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

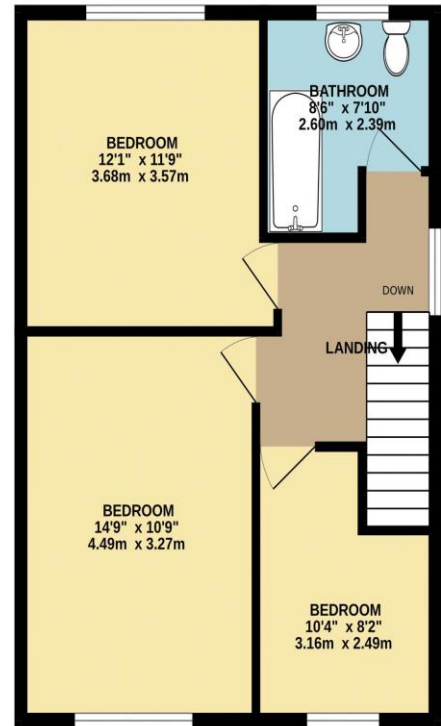




GROUND FLOOR
696 sq.ft. (64.6 sq.m.) approx.



1ST FLOOR
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA : 1203 sq.ft. (111.7 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.
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