



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

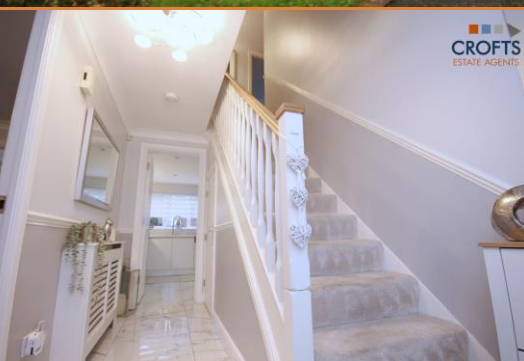
IMMINGHAM

01469 564294

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



CROFTS
ESTATE AGENTS



14 Clematis Avenue Healing
Healing
DN41 7JJ

Offers in the Region Of £310,000

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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Lounge

11' 8" x 17' 10" (3.55m x 5.43m)

This spacious living room boasts carpeted flooring, feature electric fireplace, radiator, modern decor and walk in uPVC bay window.

Kitchen-diner

10' 2" x 22' 0" (3.10m x 6.70m)

This modern kitchen offers a sleek, stylish design with high-gloss cabinetry, integrated appliances, and generous countertop space. A breakfast bar area provides additional workspace and seating, while contemporary lighting enhances the clean, open feel. Finished with quality fixtures and fittings throughout, it's a practical and inviting space ideal for cooking, dining, and entertaining.

Utility room

4' 7" x 5' 11" (1.40m x 1.80m)

A handy addition to the property with a range of high gloss cabinets, complimentary worksurfaces and plumbing for a washing machine.

WC

4' 3" x 4' 7" (1.29m x 1.40m)

Bedroom 1

13' 1" x 18' 2" (3.98m x 5.53m)

This beautiful and very spacious master bedroom boasts built in wardrobes, en-suite, radiator and uPVC windows to the front elevation.

En-suite

7' 6" x 8' 5" (2.28m x 2.56m)

Benefitting from a shower cubical, WC, basin, vinyl flooring and uPVC window to the front elevation.

Bedroom 2

9' 1" x 12' 2" (2.77m x 3.71m)

Bedroom two briefly comprises of carpeted flooring, built in wardrobes, radiator and uPVC window to the rear elevation.

Bedroom 3

8' 3" x 8' 8" (2.51m x 2.64m)

Bedroom three briefly comprises of carpeted flooring, radiator, built in storage and uPVC window to the rear elevation.

Bedroom 4

8' 9" x 8' 9" (2.66m x 2.66m)

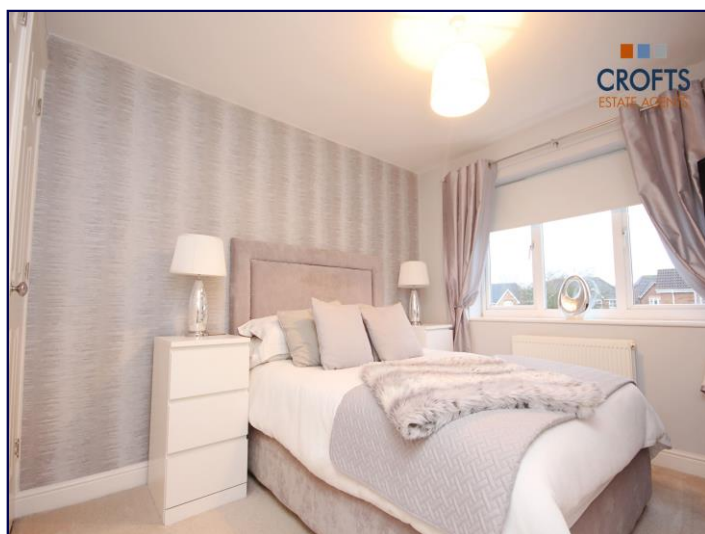
Bedroom four briefly comprises of carpeted flooring, built in storage, radiator and uPVC window to the rear elevation.

Bathroom

A generous, partly tiled bathroom featuring a white suite that includes a P-shaped bath with shower. The room is fitted with built-in furniture, WC, washbasin with mixer tap, chrome heated towel rail and uPVC window.

Externally

The property benefits from a private, well-maintained rear garden, offering a peaceful outdoor space ideal for relaxation, gardening, or entertaining. The integral garage, which is built into the structure of the house, provides secure parking and storage, and also features side access, allowing easy entry and exit without having to go through the main driveway. Additionally, there is off-road parking, ensuring convenience for multiple vehicles and guests.



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 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

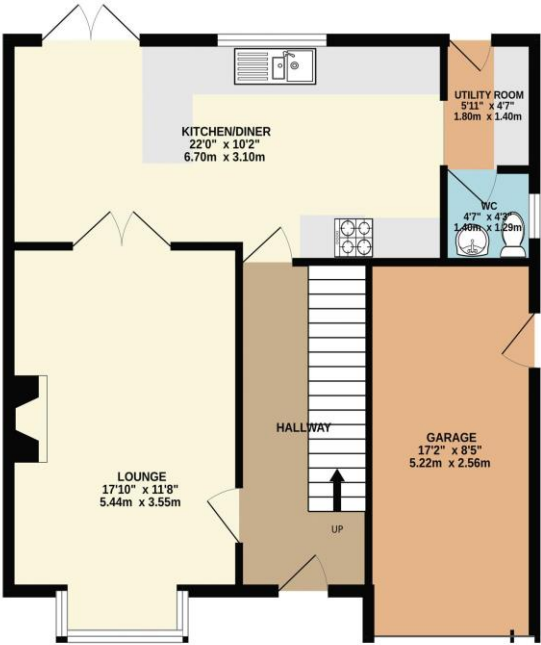
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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

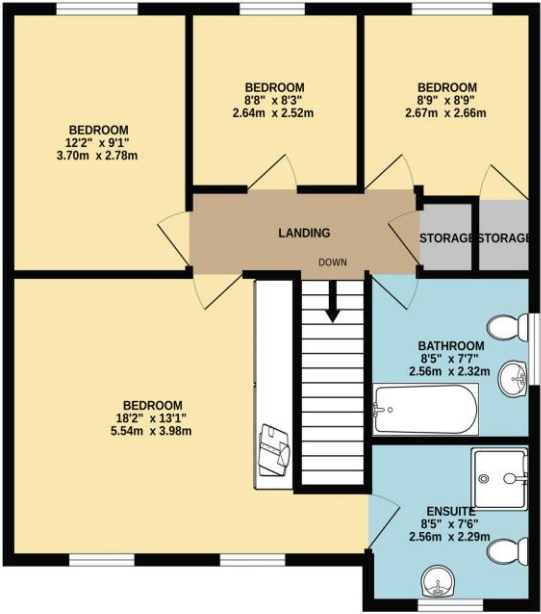




GROUND FLOOR
693 sq.ft. (64.4 sq.m.) approx.



1ST FLOOR
687 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA : 1380 sq.ft. (128.2 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		