



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



30 Saxonfields Drive
Stallingborough
DN41 8FN

Offers in the Region Of
£151,500

Attention first time buyers and buy to let investors! Crofts Estate Agents are excited to bring to the market this stunning two bed end terrace house, which is found within a modern residential area. Situated in the popular village of Stallingborough the property benefits from a selection of amenities on its door stop, good primary school and falls within easy access to Grimsby, Immingham and the A180. Also within walking distance is the train station which provides connections to Sheffield and Manchester. Heading inside this beautiful home will reveal the lounge, kitchen-diner and WC. To the first floor you will find two good size bedrooms and the family bathroom suite. Outside there is allocated parking for one, easy to maintain front garden and a side passage which leads to a generously sized and well maintained rear garden.

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

1' 7" x 15' 11" (0.48m x 4.85m)

This spacious living room boasts modern decor, carpeted flooring, space for storage under the stairs and uPVC window to the front elevation.

Kitchen/Diner

12' 1" x 12' 7" (3.68m x 3.83m)

This stylish kitchen-diner benefits from base and wall mounted gloss units, integral oven with hob and extractor above, one and a half sink with drainer modern decor with panelled feature wall, radiator and uPVC window and door to the rear.

Bedroom 1

12' 0" x 12' 8" (3.65m x 3.86m)

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

Bedroom 2

8' 10" x 12' 7" (2.69m x 3.83m)

Bedroom two briefly comprises of carpeted flooring, radiator, modern decor with panelled feature wall and uPVC window to the rear elevation.

Bathroom

5' 6" x 6' 11" (1.68m x 2.11m)

Benefitting from a bath with shower above, WC, vanity basin, radiator, laminate flooring, part tiled walls and uPVC Window to the side elevation.

Externally

Outside there is allocated parking for one, easy to maintain front garden and a side passage which leads to a generously sized and well maintained rear garden.

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.

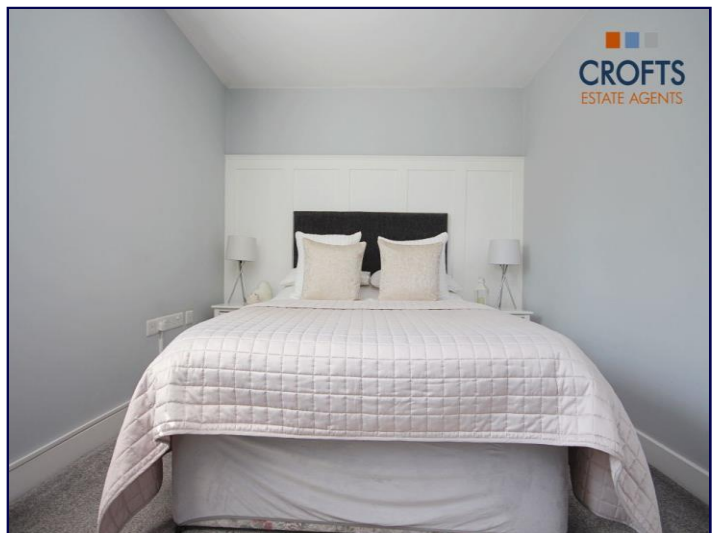
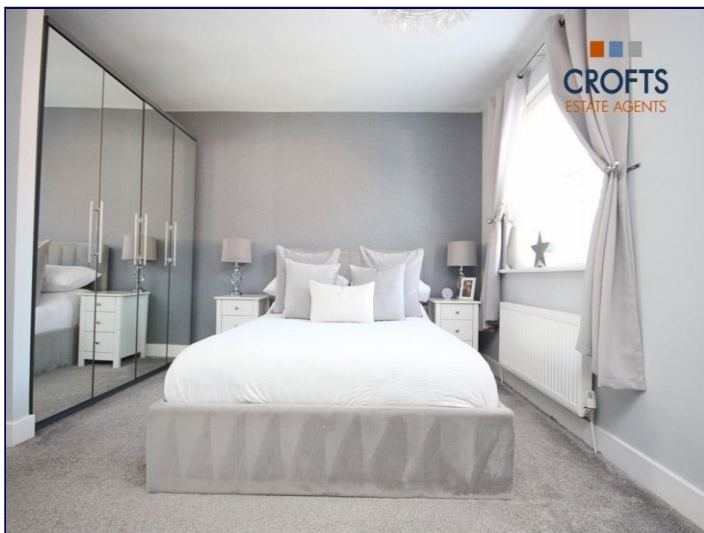
Property Management

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.

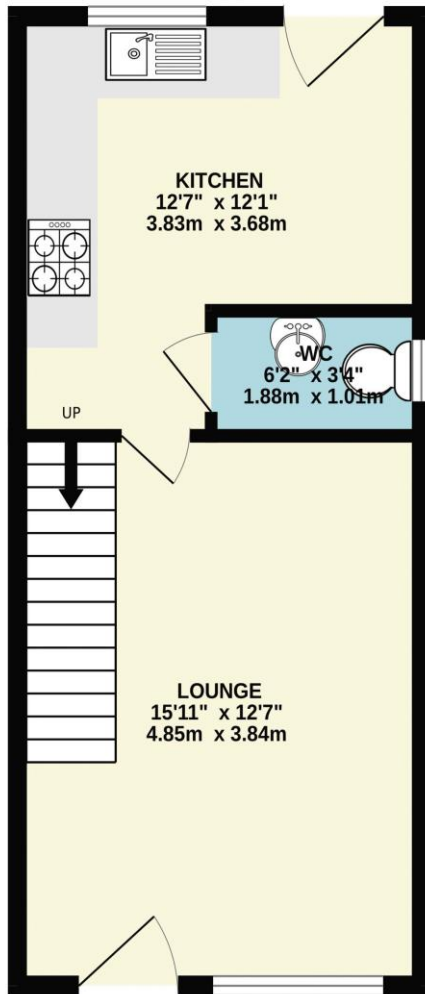
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



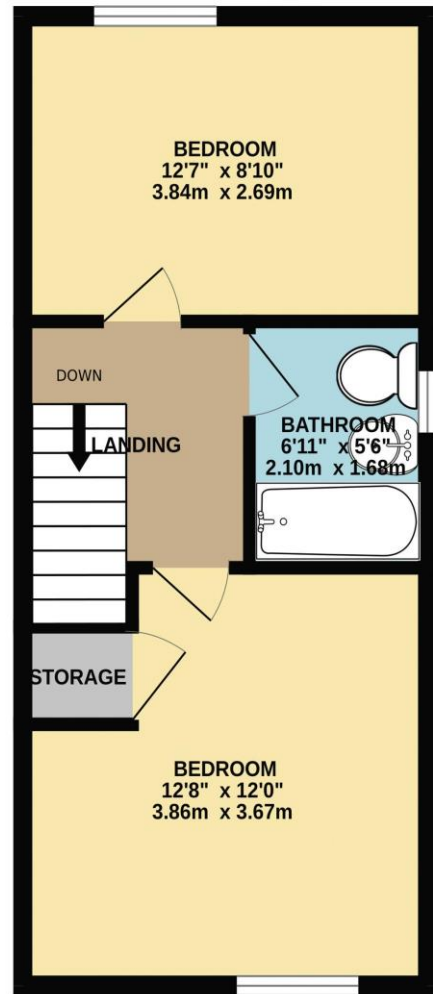




GROUND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 705 sq.ft. (65.5 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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