



# 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



10 Wivell Drive Keelby  
Keelby  
DN41 8HF

Offers in the Region Of £210,000

Address : 21 Kennedy Way, Immingham, DN40 2AB  
Email : [immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)  
Website : [www.croftsestateagents.co.uk](http://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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Sunday Closed



### Lounge

12' 9" x 14' 5" (3.88m x 4.39m)

Bright and spacious living room offering a comfortable and welcoming space, ideal for relaxing or entertaining, with plenty of natural light enhancing the room's appeal.

### Kitchen/Diner

8' 9" x 18' 8" (2.66m x 5.69m)

Recently upgraded to a high standard, this stylish kitchen boasts a range of modern fittings and contemporary finishes, creating a bright and inviting space at the heart of the home. Thoughtfully designed with both practicality and style in mind, the kitchen is complemented by an attractive breakfast bar area, ideal for casual dining, morning coffee, socialising with guests, or everyday family living. Offering a perfect blend of functionality and modern appeal, this impressive space is well suited to both relaxed day-to-day use and entertaining alike.

### Bedroom 1

10' 8" x 12' 8" (3.25m x 3.86m)

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

### Bedroom 2

9' 6" x 10' 8" (2.89m x 3.25m)

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

### Bedroom 3

8' 0" x 8' 9" (2.44m x 2.66m)

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

### Bathroom

7' 8" x 8' 0" (2.34m x 2.44m)

Beautifully presented contemporary bathroom suite finished to a high modern standard, thoughtfully designed to offer both style and practicality. Featuring sleek, stylish fittings, quality fixtures, and a clean, elegant finish, the space provides a calm and relaxing atmosphere ideal for unwinding. Carefully arranged to maximise comfort and functionality, this attractive bathroom is perfectly suited to the demands of modern everyday living.

### Externally

Externally, the property continues to impress with ample off road parking and a well maintained rear garden, offering the perfect outdoor space for relaxing, entertaining, or family enjoyment.



### 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 B: To confirm council tax banding for this property please view the website- [www.voa.gov.uk/cti](http://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](http://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

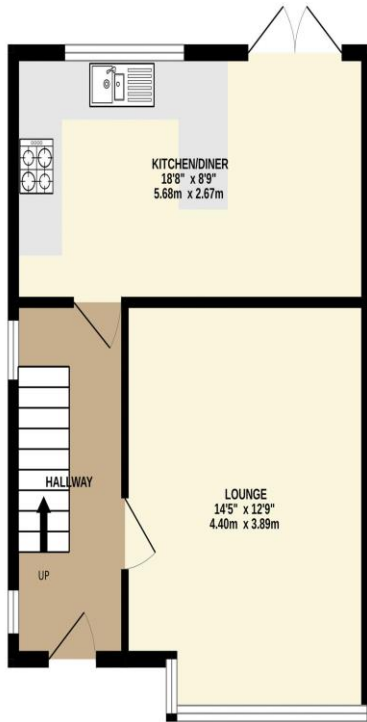
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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

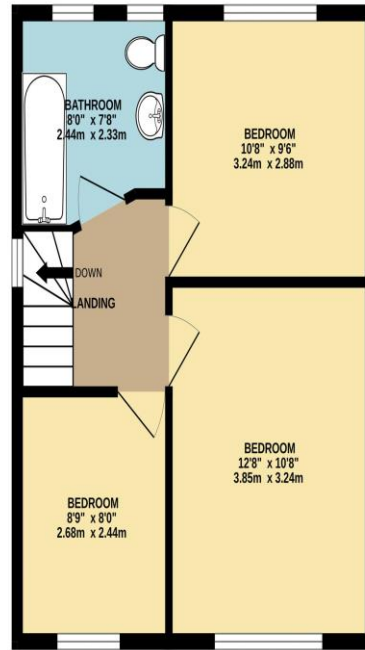




GROUND FLOOR  
417 sq.ft. (38.7 sq.m.) approx.



1ST FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA: 829 sq.ft. (77.0 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		
55-68	D		59 D
39-54	E		
21-38	F	34 F	
1-20	G		