



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



41 Winslow Drive
Immingham
DN40 2BY

Offers in the Region Of £225,000

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

13' 3" x 20' 0" (4.04m x 6.09m)

A bright and spacious lounge-diner offering the perfect space for both relaxing and entertaining. With ample room for a comfortable seating area and dining table, this versatile living space benefits from plenty of natural light creating a warm and inviting atmosphere for everyday family life.

Kitchen

7' 8" x 9' 4" (2.34m x 2.84m)

Well-appointed with a selection of base and wall units, sink with drainer, and a uPVC side door providing convenient external access.

Conservatory

7' 3" x 15' 6" (2.21m x 4.72m)

Bedroom 1

9' 6" x 11' 3" (2.89m x 3.43m)

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

Bedroom 2

8' 9" x 9' 6" (2.66m x 2.89m)

Bedroom two briefly comprises of wooden flooring, radiator and uPVC window to the rear elevation.

Bedroom 3

7' 1" x 7' 7" (2.16m x 2.31m)

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

Bedroom 4

9' 3" x 12' 3" (2.82m x 3.73m)

This versatile room creates an ideal space to be used as a bedroom, office or sitting room. Light and airy, the room comprises of carpeted flooring, en-suite, radiator and uPVC bay window.

En-suite

4' 9" x 9' 3" (1.45m x 2.82m)

Located on the ground floor is this stylish shower room, thoughtfully designed with modern fitting. The room benefits from a large shower cubical, WC, basin and uPVC window to the rear elevation.

Bathroom

5' 9" x 7' 1" (1.75m x 2.16m)

Benefitting from a bath with shower above, WC, basin, radiator and uPVC window to the rear elevation.

Externally

Externally, the property enjoys a private rear garden offering a great space for outdoor entertaining, family activities, or simply unwinding. To the front, there is a driveway providing ample off road parking and access to an garage.



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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

Free Valuations

We offer a free valuation with no obligation, just call the relevant

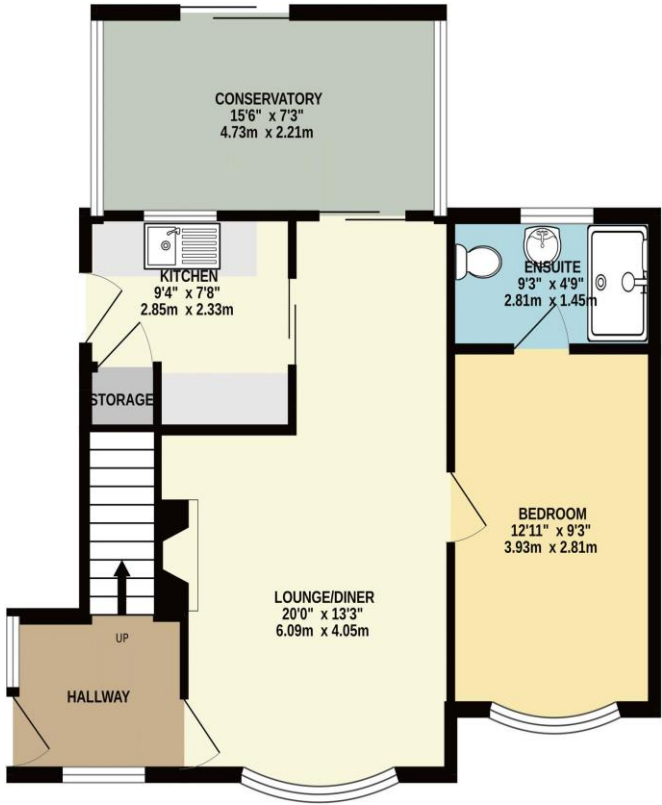
office, or visit www.croftsestateagents.co.uk seven days a week to arrange your free valuation.

Property Management

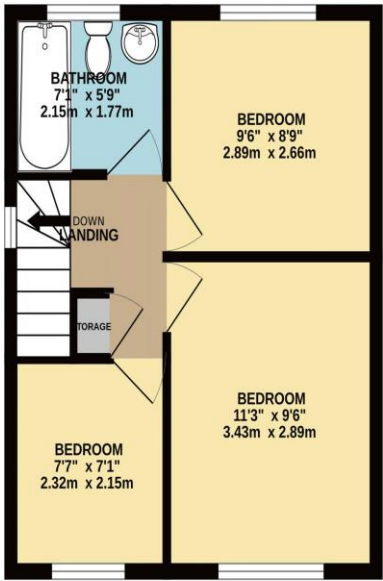
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.



GROUND FLOOR
623 sq.ft. (57.9 sq.m.) approx.



1ST FLOOR
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 953 sq.ft. (88.6 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	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.