



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



19 Pilgrims Way
Immingham
DN40 2HD

Offers in the Region Of £219,995

Address : 21 Kennedy Way, Immingham, DN40 2AB
Email : immingham@croftsestateagents.co.uk
Website : www.croftsestateagents.co.uk

OFFICE HOURS
Mon to Fri 9am to 5.30pm (Tuesday opening 9.30am)
Saturday 9am to 3pm
Sunday Closed



Lounge

14' 6" x 18' 10" (4.42m x 5.74m)

Beautifully presented with contemporary décor and stylish tiled flooring, this attractive room is further enhanced by a charming uPVC bay window that fills the space with natural light, creating a bright and welcoming atmosphere.

Kitchen/Diner

7' 9" x 18' 10" (2.36m x 5.74m)

The impressive modern kitchen/diner is perfectly designed for both everyday family living and entertaining, featuring a comprehensive range of integrated appliances, ample storage and generous workspace. French doors open onto the rear garden, allowing natural light to flood the room while creating a seamless connection between the indoor and outdoor spaces.

Bedroom 1

10' 1" x 13' 10" (3.07m x 4.21m)

Bedroom one benefits from carpeted flooring, radiator, fitted wardrobes and uPVC window to the front elevation.

Bedroom 2

8' 5" x 12' 2" (2.56m x 3.71m)

Benefitting from laminate flooring, radiator and uPVC window to the rear elevation.

Bedroom 3

8' 2" x 8' 9" (2.49m x 2.66m)

This larger than average third bedroom benefits from ample floor space for a double bed, laminate flooring, radiator and uPVC window to the front elevation.

Bathroom

6' 7" x 8' 5" (2.01m x 2.56m)

Beautifully appointed, the bathroom features a bath with shower over, wash basin and WC, complemented by practical vinyl flooring and a uPVC window to the rear elevation, allowing for plenty of natural light and ventilation.

Externally

Outside, there is ample off road parking, an integral garage, and an enclosed rear garden, making this an ideal home for families,

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, 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

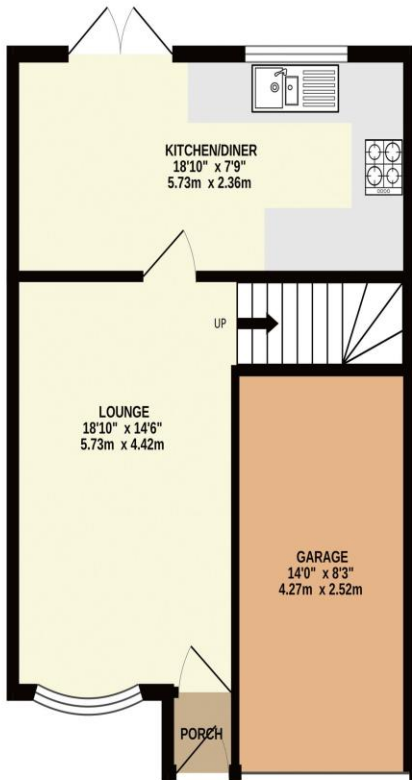
We offer a free valuation with no obligation, just call the relevant office, or visit www.croftsestateagents.co.uk seven days a week to arrange your free valuation.

Property Management

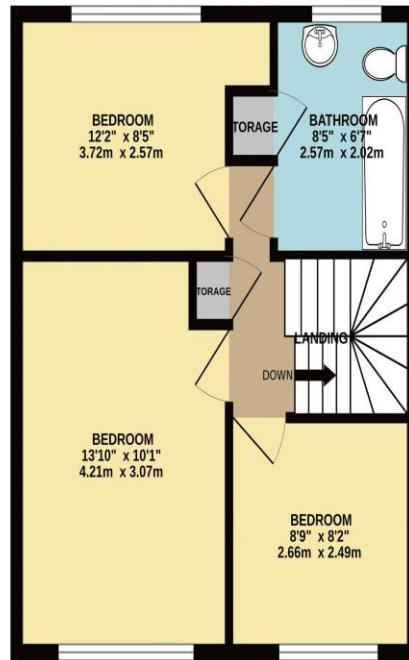
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.



GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 870 sq.ft. (80.9 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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