



# 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



1 Atwood Close Immingham  
Immingham  
DN40 2DQ

Offers in the Region Of £205,795

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

20' 4" x 23' 11" (6.19m x 7.28m)

This spacious lounge boasts carpeted flooring, radiator, neutral decor and tri-aspect uPVC windows, allowing for plenty of natural daylight to enter.

### Kitchen

10' 4" x 17' 0" (3.15m x 5.18m)

Benefitting from base and wall mounted units, sink with drainer, integral oven, hob with extractor above, vinyl flooring and uPVC window and door to the rear.

### Bedroom 1

11' 11" x 13' 7" (3.63m x 4.14m)

Bedroom one briefly comprises of carpeted flooring, radiator, neutral decor with feature wall, built in storage and uPVC window to the front elevation.

### Bedroom 2

10' 4" x 11' 11" (3.15m x 3.63m)

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

### Bedroom 3

9' 11" x 10' 3" (3.02m x 3.12m)

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

### Shower Room

5' 7" x 8' 5" (1.70m x 2.56m)

Benefitting from a shower, WC, basin, vinyl flooring, radiator and uPVC window to the rear elevation. In addition there is also an additional WC located adjacent to the shower room.

### Externally

Outside, the appeal continues with ample off-road parking, an integral garage complete with additional storage space to the rear, and a wrap-around garden—offering plenty of potential for outdoor living and 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 C: 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.

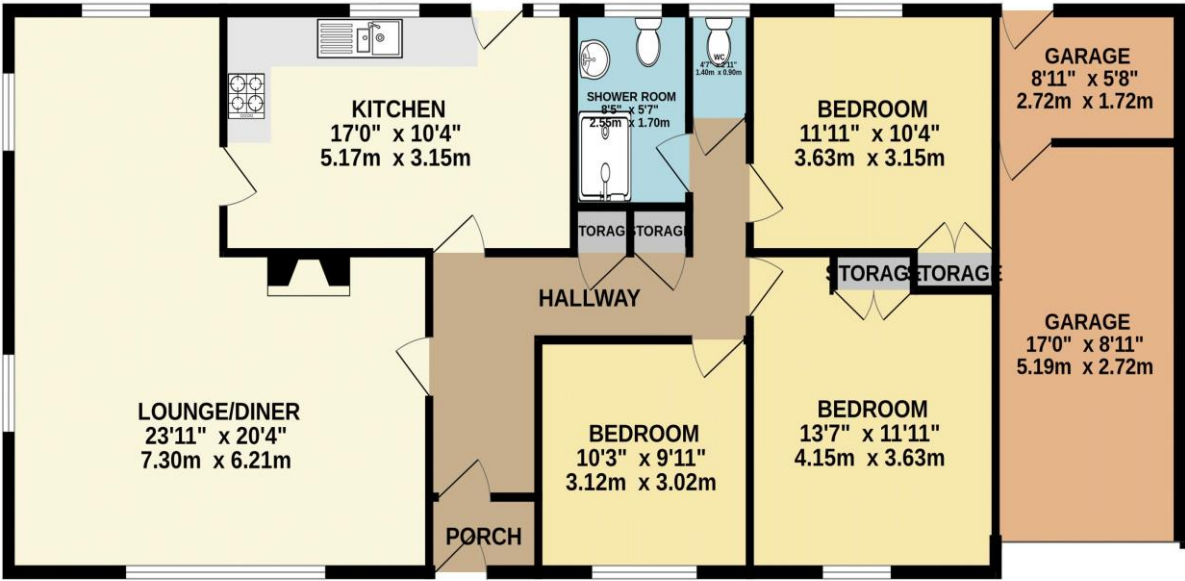
**Property Management**

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.





GROUND FLOOR



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             |         | 70 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 50 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |