



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



ESTATE AGENTS



Orchard Cottage, 8
Church Lane
Keelby
DN41 8ED

£300,000

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

12' 2" x 15' 11" (3.71m x 4.85m)

A charming traditional lounge offering a warm and inviting atmosphere, featuring classic design elements and a cosy layout. The room is centred around a feature fireplace, creating a natural focal point, while large windows allow plenty of natural light to fill the space. Finished with tasteful décor and ample room for comfortable seating, this is the perfect setting for relaxing or entertaining guests.

Dining room

12' 4" x 12' 2" (3.76m x 3.71m)

A charming traditional dining room offering a warm and inviting atmosphere, featuring classic design elements and a well-proportioned layout. The room is centred around a feature fireplace, creating an attractive focal point, while large windows allow plenty of natural light to fill the space. Finished with tasteful décor and ample room for a family dining table, this is the perfect setting for both everyday meals and entertaining guests.

Kitchen

7' 6" x 20' 0" (2.28m x 6.09m)

This stylish kitchen is a well appointed and functional space, thoughtfully designed to cater to modern living. Fitted with a range of stylish wall and base units, it offers ample storage alongside generous worktop space, ideal for both everyday use and entertaining. Complemented by integrated appliances and contemporary finishes, the room provides a practical yet attractive setting, with plenty of natural light enhancing the overall sense of space.

Bedroom 1

11' 7" x 12' 2" (3.53m x 3.71m)

Bedroom one briefly comprises of carpeted flooring, built in wardrobes, radiator and uPVC window to the rear elevation

Bedroom 2

12' 2" x 14' 11" (3.71m x 4.54m)

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

Bedroom 3

7' 6" x 11' 9" (2.28m x 3.58m)

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

Bathroom

7' 6" x 8' 3" (2.28m x 2.51m)

Benefitting from a bath, WC, basin, vinyl flooring, radiator and uPVC window to the side elevation.



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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 C: 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

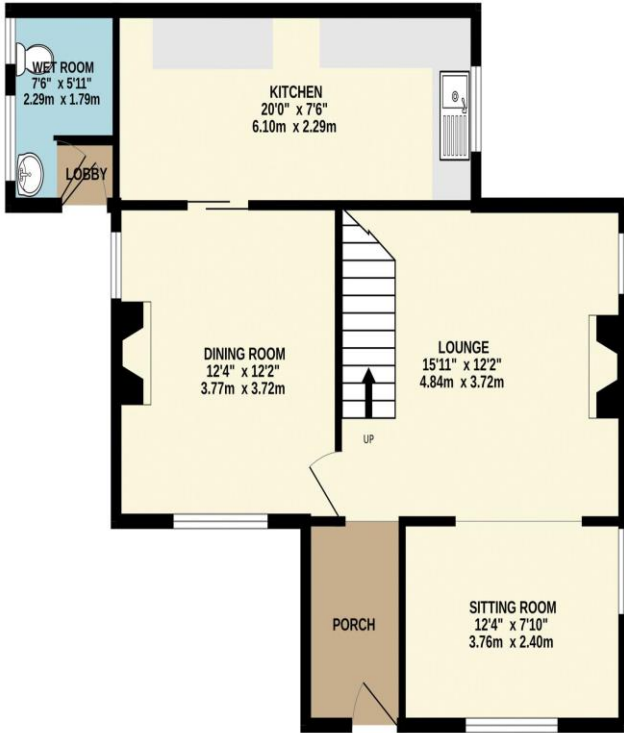
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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

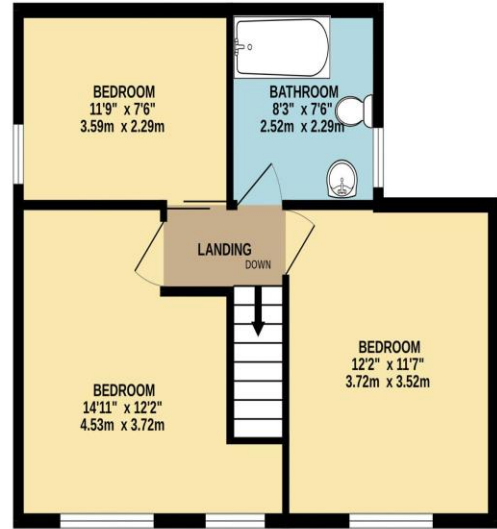




GROUND FLOOR
666 sq.ft. (61.8 sq.m.) approx.



1ST FLOOR
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 1139 sq.ft. (105.8 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		88 B
69-80	C	69 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. Crofts estate agents Immingham is operated as a franchise and trademark by KMG estates (Immingham) Ltd, trading as Crofts estate agents Immingham. Registered in England. Company Number 14308294