



# 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

  
**CROFTS**  
ESTATE AGENTS



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Immingham  
DN40 2JX

Monthly Rental Of £675

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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





### Lounge

12' 7" x 13' 8" (3.83m x 4.16m)

Benefitting from herringbone style laminate flooring, neutral decor, understairs feature wall with panelling, radiator and uPVC window to the front elevation.

### Kitchen

7' 11" x 12' 7" (2.41m x 3.83m)

This modern kitchen benefits from base and wall mounted units, sink with drainer, integral oven with hob and extractor above, herringbone flooring, radiator and neutral decor.

### Conservatory

7' 8" x 9' 2" (2.34m x 2.79m)

Currently used as a dining room, the conservatory provides versatile living space. Benefitting from herringbone flooring, neutral decor, tri aspect uPVC windows and electric radiator.

### Bedroom 1

10' 3" x 12' 7" (3.12m x 3.83m)

Briefly comprising of solid wood flooring, radiator, built in wardrobes, neutral decor and uPVC window to the rear elevation

### Bedroom 2

7' 5" x 12' 7" (2.26m x 3.83m)

Briefly comprising of carpeted flooring, radiator, neutral decor and uPVC window to the front elevation.

### Bathroom

5' 9" x 7' 0" (1.75m x 2.13m)

Benefitting from a bath with shower above, WC, basin, vinyl flooring, neutral decor and radiator.

### Landing

Neutrally decorated with carpeted flooring. There is also a loft hatch with ladders which provide access into the boarded loft space. There is potential, subject to survey and the relevant planning to convert this into a room.

### Externally

Offering the convenience of low maintenance gardens to the front and rear with stoned driveway creating off road parking and a rear garden which is also stoned with a decking area to the corner.

**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 A: 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.

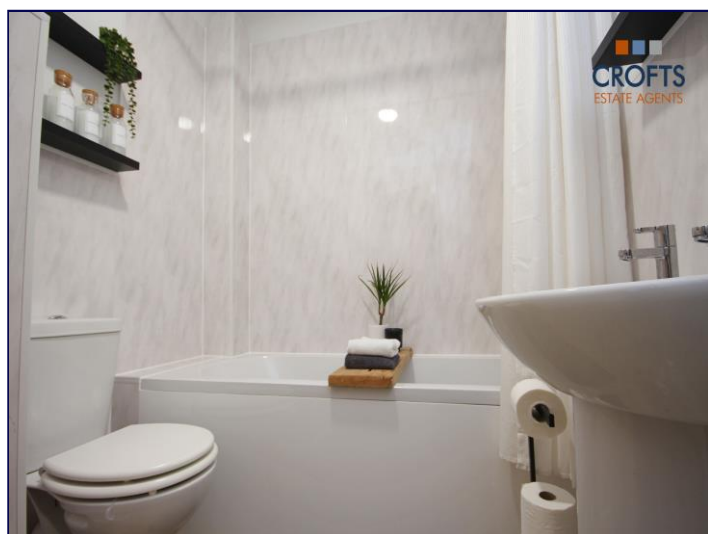
**Property Management**

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.

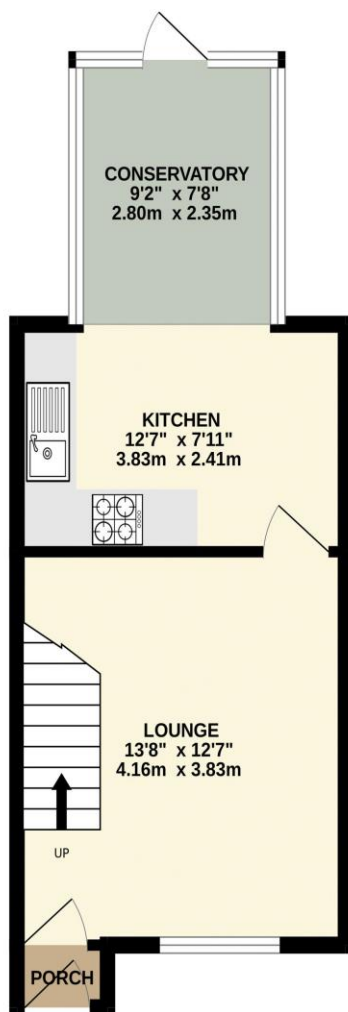
**Mortgage and Financial Advice**

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.

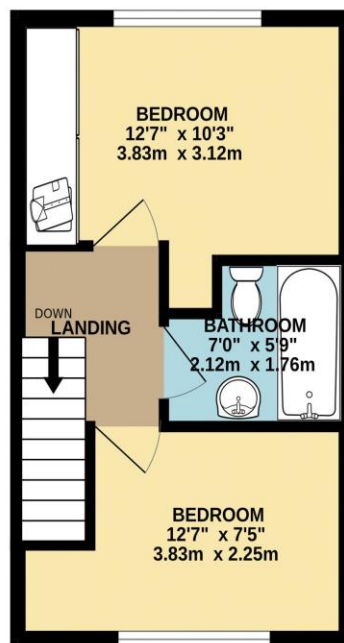
**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



GROUND FLOOR  
349 sq.ft. (32.4 sq.m.) approx.



1ST FLOOR  
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA: 619 sq.ft. (57.5 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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