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Viking Close
Immingham
DN40 2RT

Auction Guide Price £105,000

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Property Introduction

AUCTION SALE - 15th October 2026 *** ***FOR SALE BY AUCTION. VARIOUS BIDDING OPTIONS AVAILABLE: ONLINE, TELEPHONE, PROXY OR IN PERSON AT THE GRAND CONNAUGHT ROOMS, GREAT QUEEN STREET, 61-65, COVENT GARDEN, LONDON, WC2B 5DA ***15TH OCTOBER 20269.30 am START***CONTACT THE AUCTIONEERS TO REGISTER NOW*** Crofts Estate Agents are delighted to bring to the market this three bed semi detached house, which is situated within a popular residential area in the town of Immingham. Offering a practical layout and generous room proportions throughout, this property is perfectly suited to first-time buyers, young families, or those looking to upsize. The ground floor features entrance hall leading to a bright and airy lounge, complemented by a dining room and generous size kitchen. Upstairs, the property benefits from three well-proportioned bedrooms and a modern shower suite. Externally, the home enjoys a private rear garden, ideal for children, pets, or outdoor entertaining—as well as off-road parking to the front. With its convenient location close to schools, local amenities, and transport links, this attractive semi-detached property represents a fantastic opportunity to secure a comfortable family home in a sought-after area of Immingham. Important Notice: For each Lot, a contract documentation fee of £1800 (inclusive of VAT) is payable to the Auctioneers by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in

full knowledge of this. The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price. **PLEASE CONTACT THE AUCTIONEERS AT LeedsAuctions@williamhbrown.co.uk TO REQUEST A COPY OF THE LEGAL PACK, IF THIS IS AVAILABLE WE CAN EMAIL IT OVER TO YOU** Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at. When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this. Whilst the auctioneers make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore

guarantee the safety and security of viewers. Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers risk. Registration for bidding online will close the Friday before the auction sale. Please ensure you register and submit all the details and documents required in time. Without authorisation to bid prior to the sale you will be unable to bid in the auction.

Lounge

12' 5" x 15' 5" (3.78m x 4.70m)

This spacious lounge benefits from laminate flooring, neutral decor, radiator and bay window to the front elevation.

Dining Room

8' 1" x 9' 5" (2.46m x 2.87m)

Adjacent to the kitchen, this room comprises of neutral decor, laminate flooring, radiator and uPVC patio doors which open out to the rear garden.

Kitchen

7' 1" x 9' 5" (2.16m x 2.87m)

Benefitting from base and wall mounted units, tiled splash back, laminate flooring, sink with drainer and uPVC window to the rear elevation.

Bedroom 1

9' 5" x 11' 11" (2.87m x 3.63m)

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

Bedroom 2

8' 4" x 11' 6" (2.54m x 3.50m)

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

Bedroom 3

6' 10" x 8' 4" (2.08m x 2.54m)

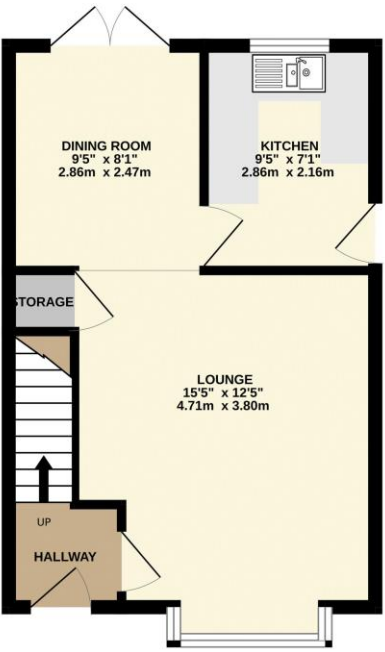
Bedroom three briefly comprises of carpeted flooring, radiator and uPVC window to the front elevation.

Shower Room

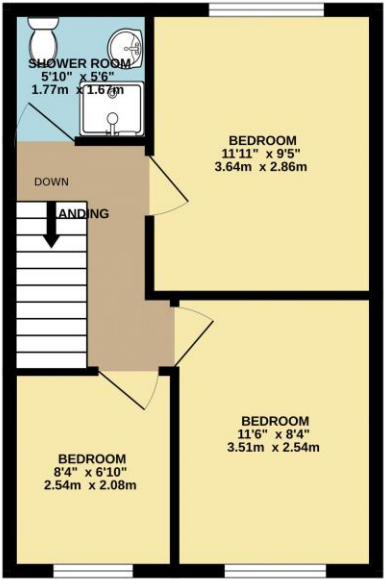
Benefitting from a shower cubical, WC, vanity basin, towel rail, vinyl flooring, LED lighting and uPVC window to the rear elevation.



GROUND FLOOR
364 sq.ft. (33.9 sq.m.) approx.



1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA: 720 sq.ft. (66.9 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		