



CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Picardy, 11 Rowan Drive
Healing
DN41 7RF

Offers in the Region Of £295,000

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



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Lounge

13' 4" x 27' 4" (4.06m x 8.32m)

This spacious reception room benefits from carpeted flooring, radiator and uPVC window to the front elevation.

Office/bedroom four

8' 9" x 10' 2" (2.66m x 3.10m)

Located on the ground floor, this versatile room provides multiple uses, creating an ideal home office, fourth bedroom or sitting room.

Kitchen

11' 7" x 17' 1" (3.53m x 5.20m)

A traditional kitchen with a range cooker feels warm and timeless. The cooker sits at the heart of the space, surrounded by wooden cabinets, laminate worktops, and classic details like a deep stainless steel sink and tiled backsplash.

Sitting Room

13' 11" x 21' 5" (4.24m x 6.52m)

Extended to the rear, this spacious room features carpeted flooring, contemporary décor, Velux windows, LED lighting, and bi-fold doors that enhance both natural light and indoor-outdoor flow.

Bedroom 1

10' 5" x 17' 9" (3.17m x 5.41m)

Located on the ground floor and forming part of the garage conversion is the master bedroom. Benefitting from modern décor, LED lighting, carpeted flooring and uPVC window to the side elevation. There is also access into the shower room.

Shower room

8' 0" x 11' 11" (2.44m x 3.63m)

A modern shower suite offers a sleek, stylish space designed for comfort and efficiency. Clean lines, contemporary tiling, and a glass-enclosed walk-in shower create a bright, open feel, while high-quality fixtures and rainfall or multi-jet showerheads add a touch of luxury. Subtle lighting and streamlined fittings complete the look, delivering a fresh and practical everyday retreat.

Bedroom 2

12' 0" x 21' 2" (3.65m x 6.45m)

Bedroom two briefly comprises of carpeted flooring, neutral décor with feature wall, radiator and dual aspect uPVC windows.

Bedroom 3

8' 9" x 13' 6" (2.66m x 4.11m)

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

Bathroom

7' 7" x 12' 1" (2.31m x 3.68m)

Benefitting from a bath with shower above, WC, vanity basin, tiled walls, radiator and uPVC window to the rear elevation.

Externally

The property boasts a well-maintained exterior with a versatile 5m x 4m cabin, ideal for use as a home office, studio, or additional living space. A charming corner summerhouse provides a perfect spot to relax or entertain, while a practical shed offers useful storage. To the front, the property benefits from convenient off-road parking, enhancing both accessibility and everyday ease.



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 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.

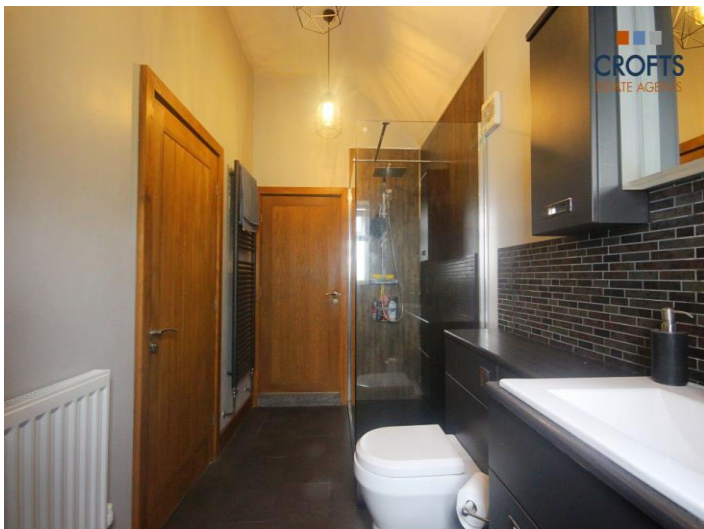
Property Management

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.

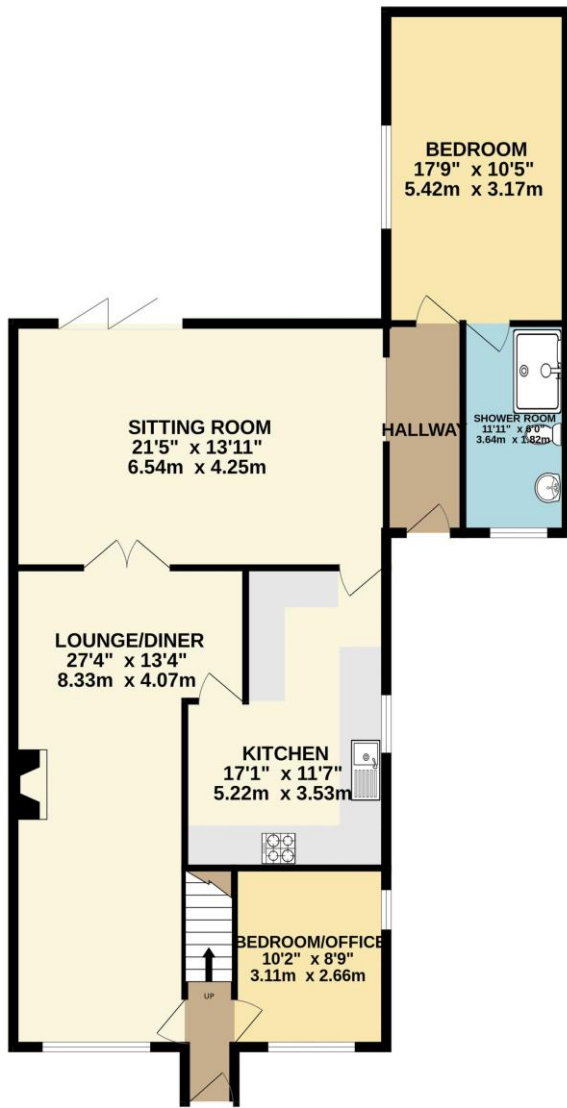
Mortgage and Financial Advice

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.

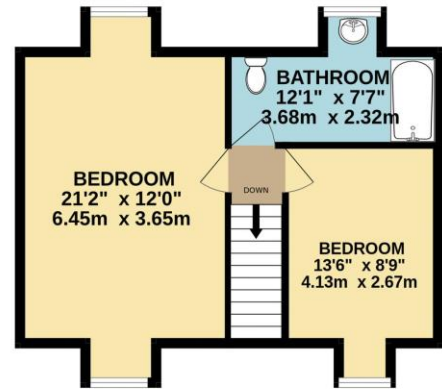
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
1196 sq.ft. (111.1 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 1628 sq.ft. (151.3 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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