



# 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



29 Raithby Avenue  
Keelby  
DN41 8SH

£325,000

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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### Lounge

16' 2" x 21' 1" (4.92m x 6.42m)

Flooded with natural light from tri-aspect uPVC windows and a beautiful walk-in bay, this spacious lounge offers soft carpeted flooring, a radiator for year-round comfort, and sleek modern décor—perfect for relaxing or entertaining.

### Kitchen/Diner

10' 9" x 20' 3" (3.27m x 6.17m)

A spacious, open plan kitchen-diner, which clearly is the heart of the home. Ideal for family meals or entertaining, this room benefits from base and wall mounted units, breakfast bar, tiled flooring and uPVC window to the side elevation. There is also a range of integrated appliances, which include fridge-freezer, dishwasher, oven and hob.

### Sitting area

10' 9" x 12' 8" (3.27m x 3.86m)

This beautifully extended room is filled with character, featuring exposed wooden beams, tiled flooring, and patio doors that draw you out to the garden—while offering breathtaking countryside views to the rear.

### Utility room

5' 4" x 8' 6" (1.62m x 2.59m)

### Bedroom 1

13' 9" x 19' 8" (4.19m x 5.99m)

Located on the first floor, the master bedroom boasts a balcony area, offering breathtaking country side views, en-suite, walk in wardrobe and dual aspect windows, allowing for plenty of natural daylight to enter.

### En-suite

6' 9" x 10' 5" (2.06m x 3.17m)

Benefitting from a bath, shower, WC, basin, tiled flooring, towel rail radiator and dual aspect windows.

### Bedroom 2/dining room

9' 3" x 13' 11" (2.82m x 4.24m)

A highly adaptable room that opens up a world of possibilities, perfect as a bedroom retreat or an extra reception space for entertaining.

### Bedroom 3

12' 9" x 13' 11" (3.88m x 4.24m)

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

### Bathroom

5' 4" x 7' 3" (1.62m x 2.21m)

Benefitting from a shower cubical, WC, basin, towel rail radiator, tiled walls and flooring and window to the rear elevation.

### Externally

Externally, the property benefits from ample off-road parking, single garage with roller door and generously sized gardens to both the front and rear, with the rear garden enjoying stunning open field views.



### 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.

### Mortgage and Financial Advice

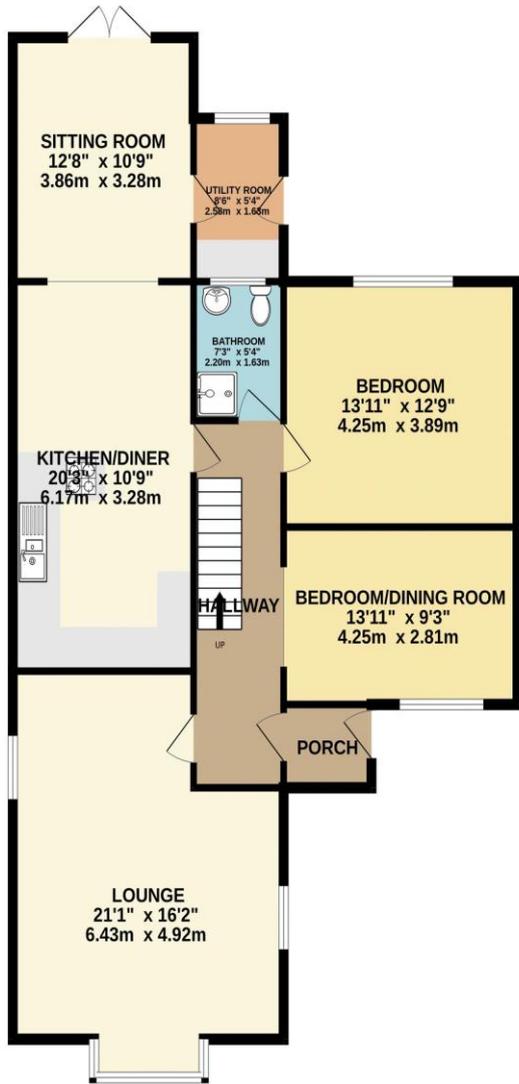
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

**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  
1158 sq.ft. (107.6 sq.m.) approx.



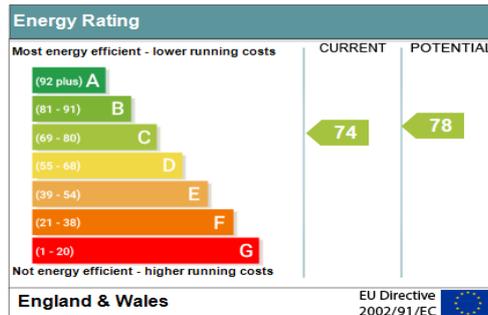
1ST FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA: 1547 sq.ft. (143.7 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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Address: 29 Raithby Avenue, Keelby, GRIMSBY, DN41 8SH  
RRN:



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