



277 Pelham Road  
Immingham  
DN40 1JU

Offers in the Region Of £159,950



# 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

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Website : [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)

#### OFFICE HOURS

Mon to Fri 9am to 5.30pm (Tuesday opening 9.30am)  
Saturday 9am to 3pm  
Sunday Closed



### Lounge

10' 0" x 12' 6" (3.05m x 3.81m)

A stylish and inviting living room, beautifully presented with a modern finish and tasteful décor throughout. Offering a comfortable and versatile space to relax or entertain, the room is enhanced by natural light and thoughtfully designed to create a warm, welcoming atmosphere.

### Dining room

14' 1" x 11' 3" (4.29m x 3.43m)

Adjacent to the lounge, the second reception room benefits from neutral decor with feature wall, carpeted flooring, radiator and uPVC door which provides access to the rear garden.

### Kitchen

9' 9" x 7' 2" (2.97m x 2.18m)

A stylish and contemporary kitchen, thoughtfully designed to blend practicality with modern flair. Featuring a striking panelled feature wall that adds character and depth, the space is complemented by sleek cabinetry, quality work surfaces, and ample room for everyday cooking and entertaining.

### Bedroom 1

14' 1" x 11' 4" (4.29m x 3.45m)

Bedroom one briefly comprises of carpeted flooring, neutral decor with feature wall and uPVC window to the rear elevation.

### Bedroom 2

10' 0" x 11' 5" (3.05m x 3.48m)

Bedroom two briefly comprises of carpeted flooring, radiator, neutral decor with feature wall and uPVC window to the front elevation.

### Bedroom 3

9' 9" x 7' 3" (2.97m x 2.21m)

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

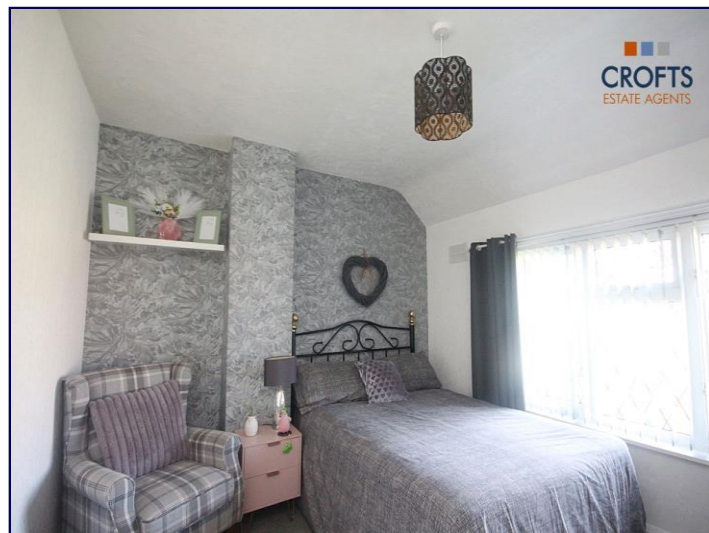
### Bathroom

5' 1" x 7' 2" (1.55m x 2.18m)

A well presented three piece bathroom suite, finished to a modern standard and designed for both comfort and practicality. Comprising a panelled bath with shower over, a vanity basin, and a low-level WC. The space is complemented by tasteful tiling and clean, contemporary décor, creating a bright and inviting environment.

### Exterior

Externally, the home benefits from off road parking to the front, single garage and an enclosed rear garden, perfect for enjoying outdoor living with minimal maintenance.



### 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 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

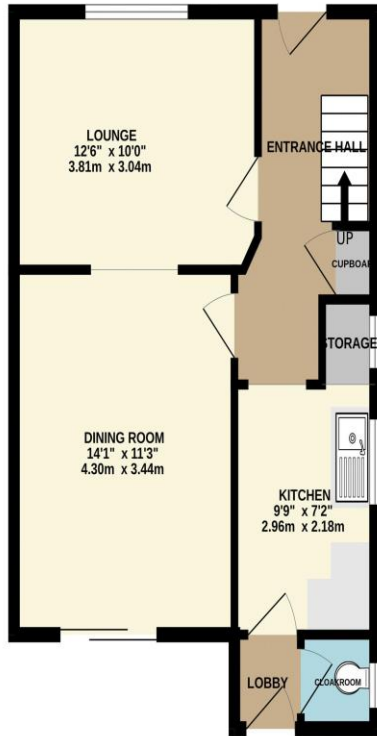
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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

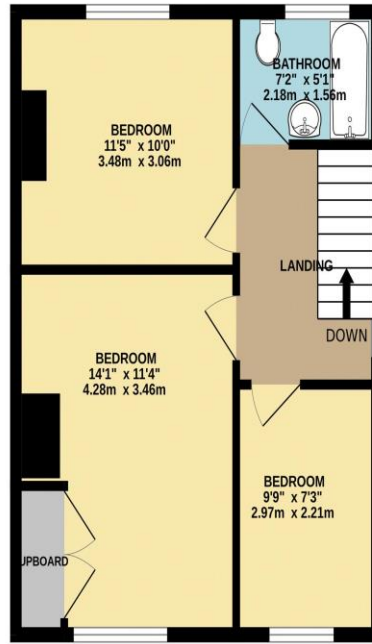




GROUND FLOOR  
472 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA: 907 sq.ft. (84.3 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		