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



28 Heale Drive
Immingham
DN40 2FD

Offers in the Region Of
£189,950

Welcome to this beautifully presented three-bedroom semi-detached home, perfectly positioned on the sought-after Habrough Fields development. Built in 2022, this stylish property offers contemporary living with quality finishes throughout, making it ideal for first-time buyers, young families or anyone looking to move straight in and enjoy. The home also benefits from being nearby to a range of amenities, good schools for children of all ages excellent road links with easy access to the A180, Habrough Train Station and Humberside Airport. Stepping inside this gorgeous property will reveal the entrance hallway, lounge, kitchen-diner, utility and WC. To the first floor you will find three bedrooms, en-suite to the master bedroom and family bathroom. Externally there are well maintained gardens to the front and rear and driveway creating ample off road parking. Whether you're looking to take your first step on the property ladder or seeking a stylish, low-maintenance family home, this attractive three-bedroom semi is sure to impress. Viewing is highly recommended to fully appreciate what this lovely home has to offer!

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

11' 10" x 15' 4" (3.60m x 4.67m)

This gorgeous living room oozes in style with LVT herringbone flooring, modern decor with panelled feature wall, radiator, bay window with shutter blinds and electric fire place.

Kitchen/Diner

11' 4" x 12' 5" (3.45m x 3.78m)

The heart of the home, found at the rear of the property boasts a mixture of base and wall mounted shaker units, integral oven and dishwasher, hob with extractor above and a one and a half sink with drainer. There is also a continuation of the LVT herringbone flooring, LED lighting, radiator and uPVC french doors with plantation shutter blinds.

Utility room

3' 11" x 6' 9" (1.19m x 2.06m)

The utility offers a handy space to store your white goods with plumbing available for a washing machine and dryer. The room also benefits from neutral decor, vinyl floor tiles and uPVC window to the rear elevation.

WC

3' 1" x 5' 8" (0.94m x 1.73m)

Accessed from the utility is the downstairs WC, which comprises of vinyl tiles, modern decor with panelled feature wall, WC and basin.

Bedroom 1

10' 11" x 11' 10" (3.32m x 3.60m)

The master bedroom boasts modern decor with a panelled feature wall, en-suite, carpeted flooring, radiator, shutter blinds and uPVC window to the front elevation.

En-suite

5' 9" x 5' 9" (1.75m x 1.75m)

Benefitting from shower cubical, WC, basin, towel rail radiator, vinyl flooring, tiled walls and uPVC window to the front elevation.

Bedroom 2

8' 5" x 11' 4" (2.56m x 3.45m)

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

Bedroom 3

6' 1" x 7' 9" (1.85m x 2.36m)

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

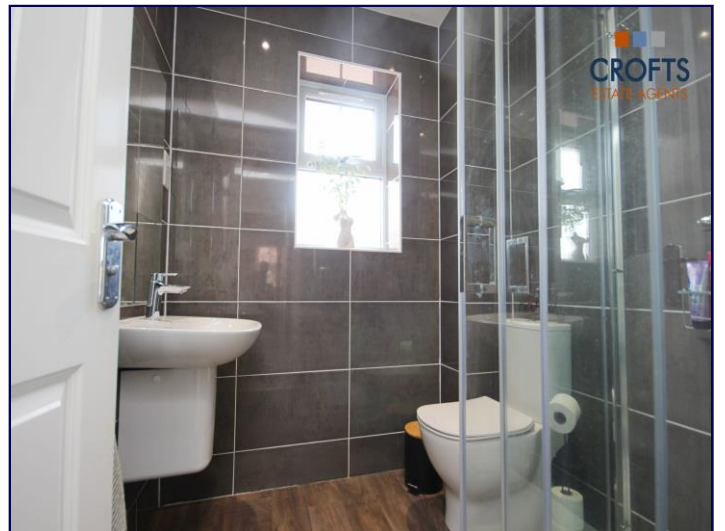
Bathroom

4' 9" x 8' 5" (1.45m x 2.56m)

Benefitting from a bath with shower above, WC, basin, LED lighting, towel rail radiator and uPVC window to the side elevation.

Externally

The front benefits from a paved driveway creating ample off road parking, slate bed garden, outdoor tap and electric point. The rear garden is a lovely sun trap, mainly made up of laid to lawn with a patio area ideal for relaxing or entertaining guests.



OFFICE HOURS

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.

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.

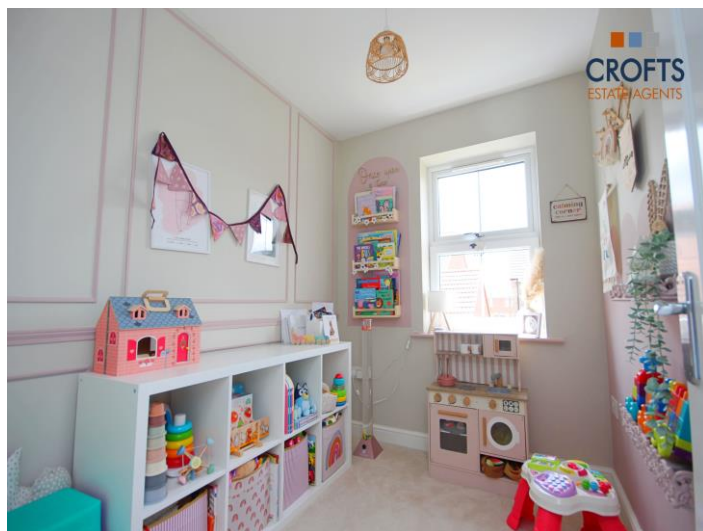
Property Management

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

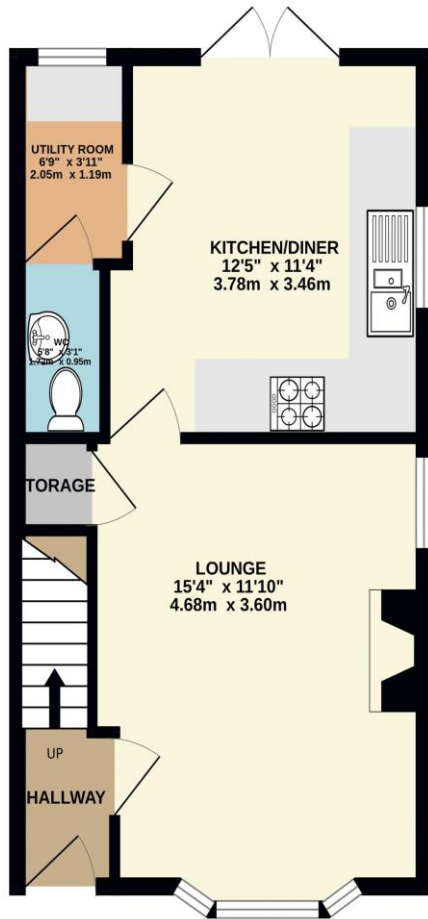
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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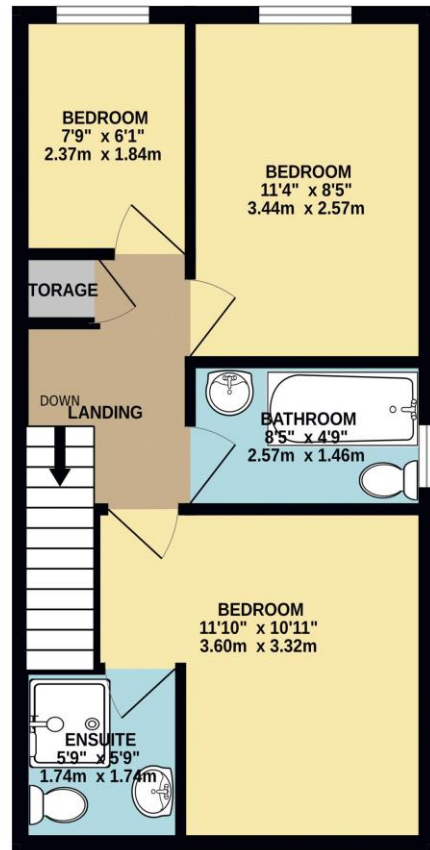




GROUND FLOOR
388 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 779 sq.ft. (72.3 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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