



CROFTS ESTATE AGENTS

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



**Jolcarn
Primitive Chapel Lane
South Killingholme
DN40 3BU**

Crofts Estate Agents have the pleasure of bringing to the market this beautiful three/four bed detached house, which can only be described as a hidden gem within the village of South Killingholme. The property is found down the tree lined Primitive Chapel Lane, which being a no through road see's very little traffic, which creates an almost rural feel. Offering kerb appeal from the moment you lay eyes on this beautiful home, with delightful flower beds, seating area and matured tree's in the front garden. This aura of tranquility is carried on in the south facing back garden with its undercover dining area and raised flower beds, this is certainly a garden to be enjoyed on the long summers evenings. Briefly comprising of entrance hallway, lounge, snug/bedroom and kitchen diner to the ground flooring. Heading to the first floor will reveal three good size bedrooms, all being doubles and the bathroom with separate toilet. The property also benefits from having all the windows and doors replaced 2 years ago and oil central heating Viewing is essential in order to fully appreciate this stylish property.

**Offers in the Region
Of £245,000**

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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Front garden

This is a house with kerb appeal, as the front garden has a well maintained lawn, which has flower beds with a variety of flowers and mature trees which provide extra privacy. There is also a large driveway offering ample off road parking.

Entrance Hall

The hallway is rather large, with a 90 degree stair case to the left as you walk in with under stairs storage, radiator, solid wood flooring, modern decor with wall panelling and composite front door.

Lounge

16' 11" x 11' 8" (5.16m x 3.55m)

Being accessed from the hallway, this dual aspect lounge is a place for you to relax and enjoy. The uPVC door opens out onto the south facing garden, which has been meticulously designed. The main reception room offers a cosy feel with log burner being the focal point, solid wood flooring, modern decor, wall lights and solid wood internal door.

Kitchen

12' 6" x 9' 10" (3.81m x 3.00m)

Offering a range of wall and base units, with an integrated oven and electric hob with extractor fan and integral dishwasher. There is plumbing for a washing machine, along with a dark grey composite sink with drainer and mixer taps. The white ceiling and pale grey walls are complimented by tile splash backs and stone floor which gives the kitchen a rustic feel. The previous owners converted the garage to create a large open plan kitchen dining area which follows on from the kitchen.

Bedroom Four/Snug

8' 10" x 8' 5" (2.68m x 2.56m)

Offering versatile living, this room can be used as a office, games room or even a guest bedroom, if required. Benefitting from solid wood flooring, modern decor, radiator and uPVC sliding door.

Dining Room

15' 5" x 9' 0" (4.69m x 2.74m)

Accessed from the kitchen, the dining room presents you with a large entertaining area. This dual aspect room, has neutral walls and a white ceiling, coving and a ceiling rose and pendant lighting. Then there is a sharp contrast with a dark wood floor which gives the room a touch of luxury. Given the open plan aspect to this part of the house you end up with nearly 25 square metres of space and who wouldn't want that.

First Floor Landing

The vast amount of space on this landing creates the ideal setting for an office. Benefitting from neutral decor with wall panelling, carpet runner to the stairs and solid wood flooring to the landing, shelved storage cupboard, uPVC window to the front elevation and loft access.

Bedroom One

16' 11" x 13' 7" (5.16m x 4.13m)

Bedroom one is an excellent size with dual aspect uPVC windows which allow plenty of sunlight to pour in. There are free standing wardrobes offering ample storage space, neutral decor, carpeted flooring and spot lights.

Bedroom Two

9' 9" x 9' 9" (2.97m x 2.96m)

Bedroom two, which is a good size, briefly comprises of carpeted flooring, radiator, fitted bedroom furniture and uPVC window to the rear elevation.

Bedroom Three

10' 7" x 9' 0" (3.23m x 2.74m)

Bedroom 3, which is found at the front of the property and is built into the eaves which creates interesting angles to the room. There is a window to the front elevation and a built in storage cupboard. The colour scheme is neutral with a white ceiling and pendant lighting.

Bathroom

8' 10" x 5' 11" (2.70m x 1.80m)

There is a stunning roll top bath with shower connection, nestled in the corner is a shower in a glass cubicle, wash basin with mixer taps and storage underneath. There is tiled flooring and white stone tiles on the walls, towel rail radiator and spot lights. There is a separate WC with a window to the side elevation and white wall and pendant lighting.

Rear Garden

Enjoying the benefits of a south facing garden, this delightful rear garden caters for everybody with an undercover dining area, raised flower beds and various seating areas. This beautifully landscaped garden, provides the ideal outdoor space to relax on a warm summers day. There are also large concreted areas to the sides of property and there is a fence to all boundaries. Storage wise there is a large garden shed with light and electric points and a larger than average wooden shed, currently used as a work shop. There is also a log store, outdoor lights and electric points, boiled and oil tank all located outside. 2 outdoor taps and multiple electric points.



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 C: 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.

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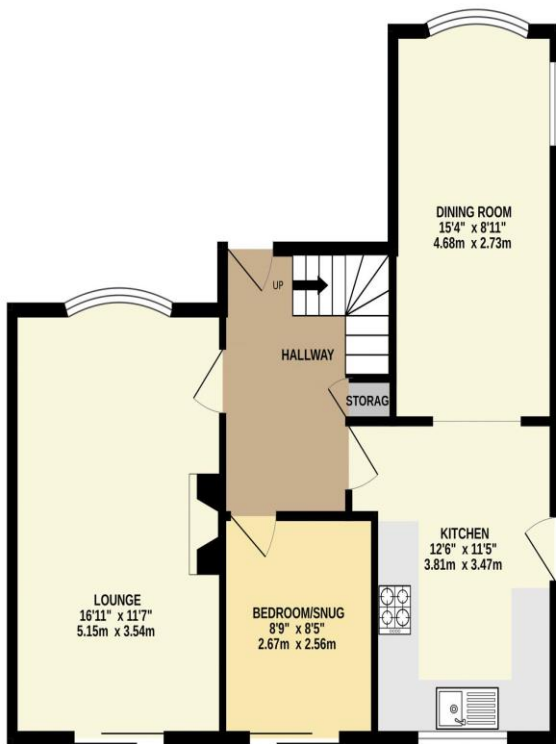
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With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising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

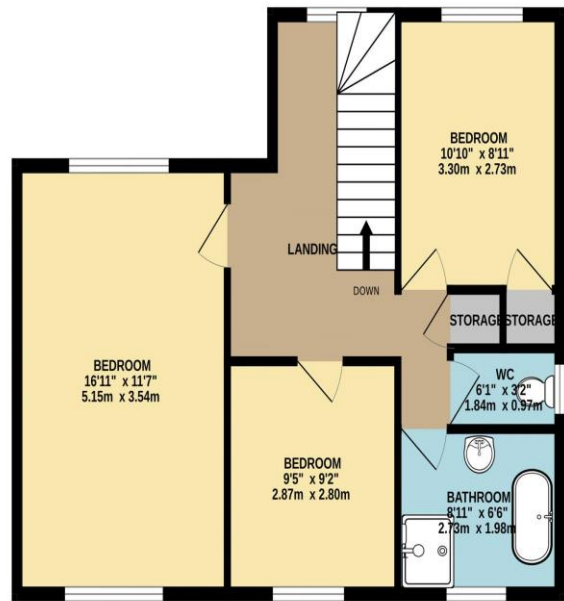
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
625 sq.ft. (58.1 sq.m.) approx.



1ST FLOOR
601 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA: 1226 sq.ft. (113.9 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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Address: Jolcarn, Primitive Chapel Lane, South Killingholme, IMMIN ...
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