



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

IMMINGHAM

01469 564294

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



27 Stallingborough Road
Immingham
DN40 1NL

Offers in the Region Of £185,000

Address : 21 Kennedy Way, Immingham, DN40 2AB
Email : immingham@croftsestateagents.co.uk
Website : 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

11' 5" x 11' 5" (3.48m x 3.48m)

Benefitting from a large walk in bay window, carpeted flooring, radiator and neutral decor.

Dining Room

10' 6" x 15' 9" (3.20m x 4.80m)

Adjacent to the kitchen, this spacious dining room boasts neutral decor, laminate flooring and uPVC patio doors which open out to the rear garden.

Kitchen

6' 2" x 13' 9" (1.88m x 4.19m)

This well appointed kitchen has been thoughtfully designed to combine practicality with contemporary appeal. Featuring a range of fitted wall and base units with complementary work surfaces, it offers ample storage and preparation space. Integrated appliances and quality finishes create a sleek, modern look, while generous natural light enhances the bright and welcoming atmosphere. Ideal for both everyday living and entertaining, this kitchen is the heart of the home.

Bedroom 1

10' 11" x 11' 6" (3.32m x 3.50m)

Neutrally decorated, the main bedroom comprises of carpeted flooring, radiator and uPVC window to the front elevation.

Bedroom 2

9' 9" x 12' 4" (2.97m x 3.76m)

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

Bedroom 3

7' 2" x 8' 6" (2.18m x 2.59m)

Briefly comprising of carpeted flooring, radiator and uPVC window to the rear elevation.

Bathroom

5' 9" x 5' 11" (1.75m x 1.80m)

Benefitting from a bath with shower above, WC, vanity basin, radiator, vinyl flooring and uPVC window to the front elevation.

Externally

Outside, the property benefits from a private, enclosed rear garden, ideal for outdoor entertaining, children's play, or simply unwinding in the warmer months. To the front, off road parking provides added convenience and further enhances the appeal of this fantastic home.



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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

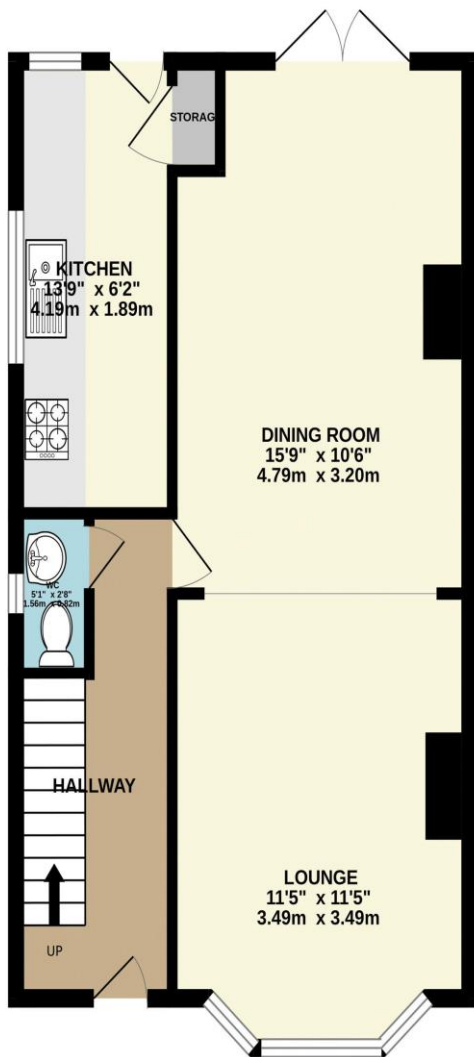
We offer a free valuation with no obligation, just call the relevant office, or visit www.croftsestateagents.co.uk seven days a week to arrange your free valuation.

Property Management

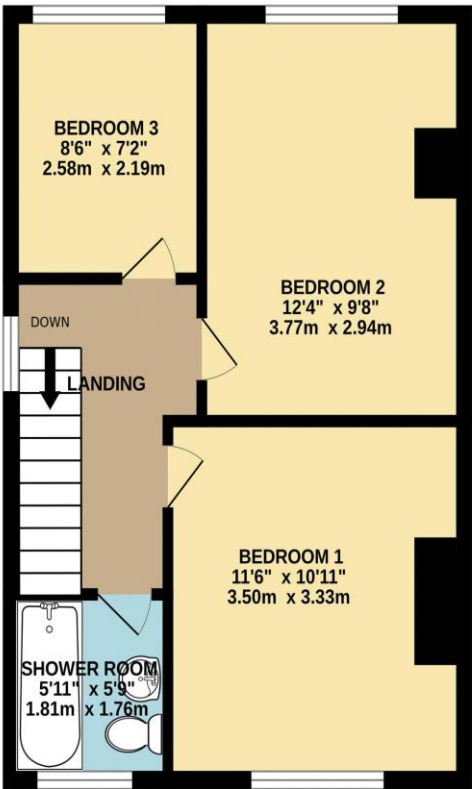
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.



GROUND FLOOR



1ST FLOOR



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	64 D	
39-54	E		
21-38	F		
1-20	G		