



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



11 Jersey Place
Immingham
DN40 1PZ

Offers in the Region Of £132,500

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



Lounge

10' 5" x 15' 3" (3.17m x 4.64m)

The property features a stylish, modern lounge offering a comfortable and inviting living space. The room comprises of laminate flooring, radiator and uPVC window to the front elevation.

Kitchen/Diner

7' 10" x 13' 6" (2.39m x 4.11m)

The modern kitchen-diner is a bright and welcoming space, thoughtfully designed with contemporary units, generous worktop space, and ample room for a dining table. Ideal for both everyday family life and entertaining, it provides a practical yet stylish hub of the home.

Bedroom 1

10' 3" x 13' 6" (3.12m x 4.11m)

Bedroom one briefly comprises of carpeted flooring, radiator, built in wardrobes, modern decor and uPVC window to the front elevation.

Bedroom 2

7' 9" x 12' 10" (2.36m x 3.91m)

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

Bathroom

5' 9" x 7' 5" (1.75m x 2.26m)

The bathroom is finished to a modern standard and comprises a bath with a shower over, creating a practical and versatile space.

Externally

Externally, the property benefits from low-maintenance front and rear gardens, ideal for those seeking easy upkeep, together with the added convenience of off-road parking.

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, 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

Free Valuations

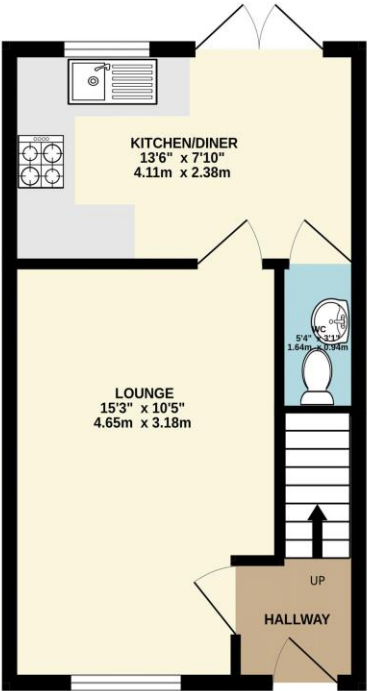
We offer a free valuation with no obligation, just call the relevant office, or visit www.croftsestateagents.co.uk seven days a week to arrange your free valuation.

Property Management

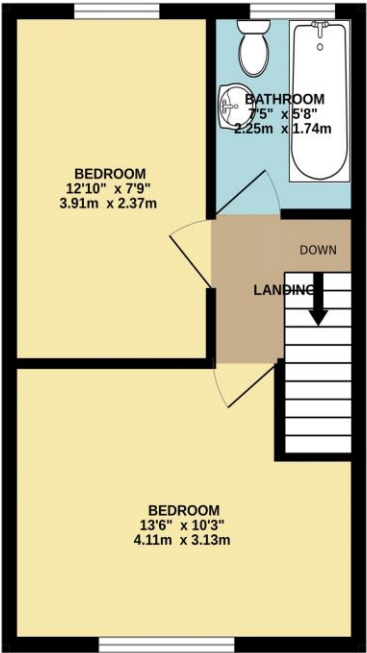
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.



GROUND FLOOR
312 sq.ft. (29.0 sq.m.) approx.



1ST FLOOR
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 623 sq.ft. (57.9 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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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		