



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



32 Roman Way
Caistor
LN7 6LW

Offers in the Region Of £235,000

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

10' 8" x 16' 3" (3.25m x 4.95m)

The lounge is a bright and welcoming living space, offering a comfortable setting for relaxing or entertaining. Featuring ample natural light and a practical layout, the room provides plenty of space for seating and everyday living, creating a warm and inviting atmosphere at the heart of the home.

Kitchen/Diner/living area

16' 3" x 17' 11" (4.95m x 5.46m)

A spacious and versatile open-plan kitchen, dining, and living area, thoughtfully designed for modern family living. Offering a seamless flow between spaces, this bright and sociable room is ideal for both everyday life and entertaining, with ample room for cooking, dining, and relaxing.

Bedroom 1

9' 5" x 16' 1" (2.87m x 4.90m)

Bedroom one briefly comprises of carpeted flooring, radiator, built in wardrobes, en-suite and uPVC window.

En-suite

6' 5" x 6' 10" (1.95m x 2.08m)

Benefitting from a shower cubical, basin, WC, towel rail radiator and vinyl flooring.

Bedroom 2

9' 0" x 16' 3" (2.74m x 4.95m)

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

Bedroom 3

8' 2" x 11' 5" (2.49m x 3.48m)

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

Bedroom 4

7' 9" x 8' 2" (2.36m x 2.49m)

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

Bathroom

6' 4" x 9' 9" (1.93m x 2.97m)

Benefitting from a bath with shower above, WC, basin, vinyl flooring and towel rail radiator.

Externally

Externally, the property benefits from an enclosed rear garden ideal for outdoor enjoyment, while its end terrace position provides additional privacy and appeal. To the front there is off road parking and an integral garage.



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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 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.

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

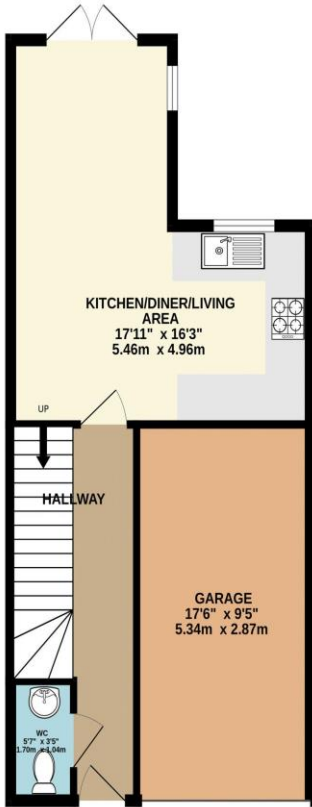
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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

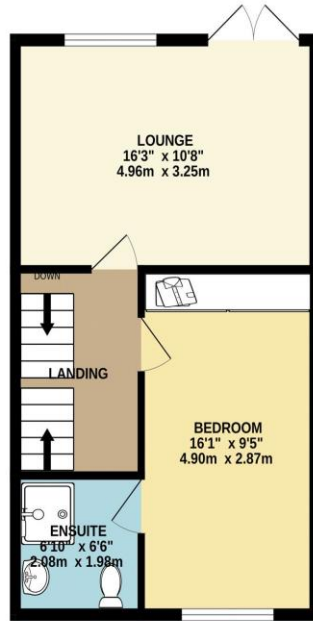




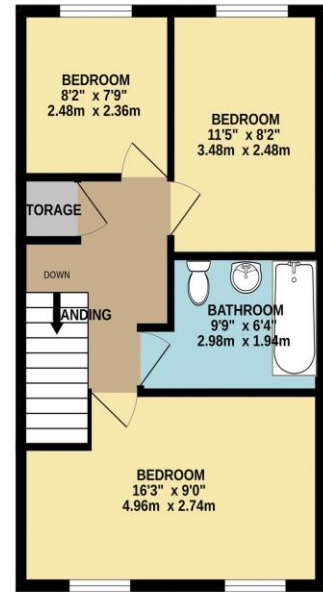
GROUND FLOOR
511 sq.ft. (47.5 sq.m.) approx.



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



2ND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA: 1382 sq.ft. (128.4 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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