



18 Church Lane, Keelby, North East Lincolnshire, DN41 8ED
£500,000

Key Features:

- Four Bedroom Detached Property
- Excellent Sized Plot
- Substantial Family Accommodation
- Generous Sized Master Suite With Dressing Room & Wet Room
- Spacious Dual Aspect Living Room
- Breakfast Kitchen & Separate Dining Room
- Study/Fourth Bedroom
- Ample Off Road Parking
- Large Integral Garage

A substantial four bedroom detached family home occupying a desirable and secluded setting, approached via a long private lane close to the village church. The property offers spacious and well proportioned accommodation set in generous lawned gardens with ample driveway parking and an integral garage.

To the ground floor comprising; entrance hall, a superb sized dual aspect living room with inglenook fireplace, a separate formal dining room, breakfast kitchen, utility room, study/fourth bedroom and a cloak/wc. To the first floor, a galleried landing leads to an incredible sized master bedroom featuring an en-suite dressing room and wet room, two further double bedrooms and a family bathroom.



ENTRANCE HALL

Front entrance to the property with wood flooring, built-in storage cupboard.

CLOAK/WC

8'2" x 5'7" (2.50 x 1.71)

Fitted with a wc and wash basin. Heated towel rail.

LIVING ROOM

28'1" x 14'10" (8.57 x 4.54)

Of dual aspect having a bay window to the front, rear windows and door opening onto the rear patio. Feature brick inglenook fireplace ideal for an open fire or wood burning stove. Continued wood flooring, and double opening doors into the dining room.

DINING ROOM

13'0" x 11'10" (3.98 x 3.61)

A separate formal dining room, with a rear aspect window and continued wood flooring.

BREAKFAST KITCHEN

21'1" x 16'0" (6.43 x 4.89)

Fitted with a large range of wall and base units, range cooker with extractor over, and an integrated fridge. Central island incorporating further storage, sink/drainage and an integrated dishwasher. Feature bay window providing ideal dining space, and double doors opening onto the rear patio. Inner hallway with useful pantry, leading to:-

UTILITY ROOM

9'10" x 8'4" (3.00 x 2.55)

Providing further storage, and plumbing for a washing machine. Side aspect window, access to the side of the property, and access to the garage.

STUDY/BEDROOM 4

9'6" x 9'3" (2.92 x 2.82)

A versatile room or fourth bedroom if required. With a front aspect window.

FIRST FLOOR LANDING

A galleried landing with a front aspect window.

MASTER BEDROOM

24'1" x 18'7" (7.36 x 5.67)

A very generous sized bedroom featuring double doors to the rear balcony, and fitted with a large range of wardrobes.

EN-SUITE DRESSING ROOM

11'1" x 8'5" (3.39 x 2.58)

Fitted with further wardrobes/storage/dressing table. Front aspect window.

EN-SUITE WET ROOM

12'7" x 9'0" (3.85 x 2.76)

Featuring twin wash basins, a large shower enclosure and wc. Non slip flooring, heated towel rail, and front aspect windows.

BEDROOM 2

15'0" x 11'6" (4.59 x 3.53)

With a rear aspect window, and additional access to the family bathroom.

BEDROOM 3

11'11" x 11'5" (3.65 x 3.48)

With a front aspect window, and loft access.

FAMILY BATHROOM

10'7" x 9'2" (3.23 x 2.80)

Fitted with a four piece suite comprising a panelled bath, shower enclosure, vanity sink unit and wc. Rear aspect window.

OUTSIDE

The property is set on a large plot accessed via a private lane, with a block paved driveway providing ample parking and turning space. Extensive lawned garden at the rear which is mainly laid to lawn with a pond and a full width patio area.

GARAGE

18'9" x 17'6" (5.73 x 5.34)

A large integral garage, with electricity, and housing the gas central heating boiler.

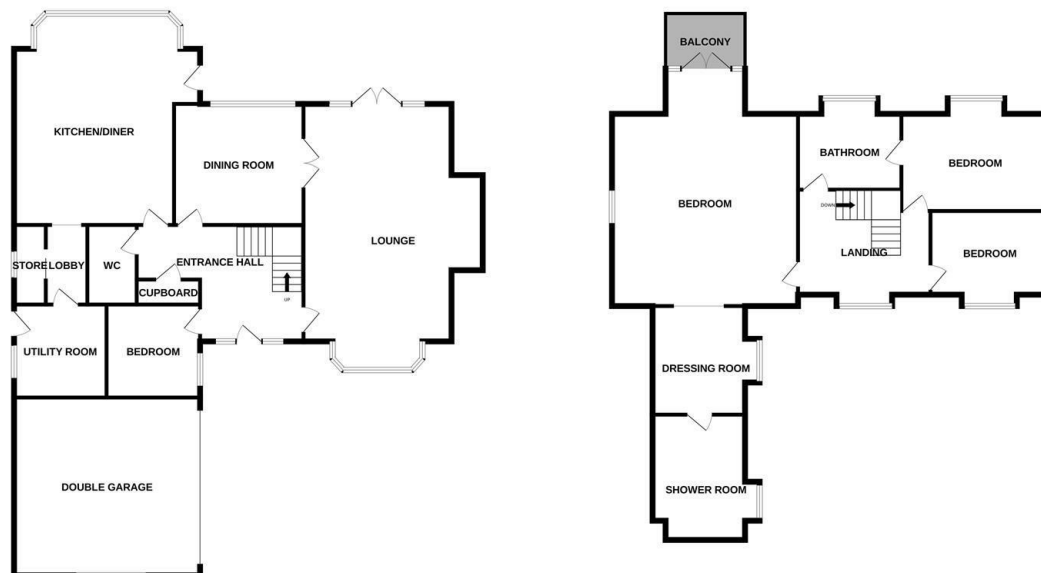
TENURE

FREEHOLD


COUNCIL TAX BAND

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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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		77
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

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