



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

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



41 Raithby Avenue

Keelby
DN41 8SH

Offers in the Region Of
£230,000

Crofts Estate Agents are delighted to bring to the market this well presented three bed detached house, situated in the ever popular village of Keelby. This hidden gem is found within a quiet part of the village and offers brilliant uninterrupted views across the countryside. Nearby there are a range of local shops, pubs and a primary school. Viewings are essential in order to truly appreciate this beautiful home, with internal viewing briefly comprising of porch, WC, lounge, dining room, office and kitchen. Heading to the first floor will reveal three excellent size bedrooms and a family bathroom. Externally there is off road parking to the side with detached garage and a generous and well maintained garden, which overlooks the countryside.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 12 Market Place, Louth, LN11 9PB

Email: Cleethorpes:

Email: Immingham :

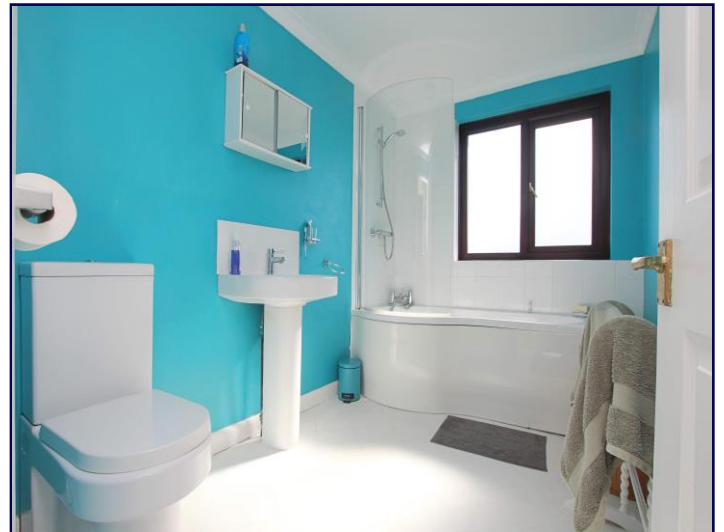
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Lounge

Located to the rear of the property is the lounge which benefits from solid wood flooring, neutral decor, under stairs storage, radiators and uPVC french doors which opens out to patio and garden.

Dining Room

Neutrally decorated, the dining room, which is adjacent to the kitchen, provides the ideal space to entertain guests or enjoy family dinner time. Briefly comprising of laminate flooring, radiator and coving to the ceiling.

Kitchen

Generously sized, this fully fitted kitchen provides base and wall mounted units, integral oven with hob above, sink with draining board and plumbing for a washing machine. There's also built-in separate fridge freezer and washing machine. There is also tiled splashback, vinyl flooring and uPVC side door.

Office

Having been extended to the rear, this third reception room, which looks out to the garden, creates the ideal office/workspace. Benefitting from carpeted flooring, radiator and uPVC window.

Bedroom 1

Bedroom one, which is the largest of the three, benefits from carpeted flooring, built in wardrobes, radiator, space for a range of bedroom furniture and uPVC window to the front elevation.

Bedroom 2

Bedroom two briefly comprises of carpeted flooring, radiator and uPVC window to the rear elevation. There is also built in wardrobes.

Bedroom 3

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

Bathroom

This modern family bathroom benefits from a bath with overhead shower, WC and basin. There is also vinyl flooring, radiator and uPVC window to the rear elevation.

Exterior

Externally brick driveway providing parking to the front and rear of the property. The rear garden is generous and has been well maintained, enjoying countryside views. There is also solar panels to the roof which provide low cost electricity.

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.

Viewing

By appointment only, telephone 01469 564294

Council Tax Information

Band D: 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 office on 01469 564294 or visit www.croftsestateagents.co.uk seven days a week to arrange for 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 the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau 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.



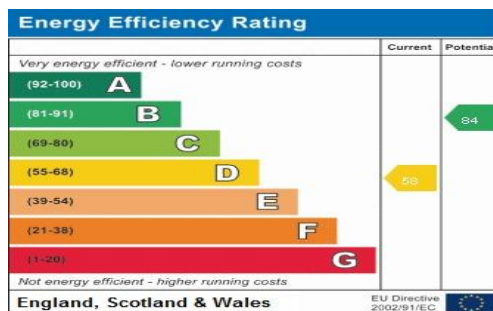
GROUND FLOOR
45.4 sq.m. (489 sq.ft.) approx.

1ST FLOOR
36.4 sq.m. (392 sq.ft.) approx.



TOTAL FLOOR AREA: 81.8 sq.m. (881 sq.ft.) 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.
Made with Micropix ©2022



DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.