



33 Milson Road Keelby  
Grimsby  
DN41 8ES

Offers in the Region Of  
£219,950

Looking for that WOW factor? Then look no further... Situated in the ever popular village of Keelby is this gorgeous two bed detached bungalow, which has been completely transformed by the current owners and has been finished to a very high standard. The property is well positioned with nearby shops within walking distance and easy commutable access to the A180, Grimsby or Immingham. With viewings highly recommended, this delightful property comprises of porch, entrance hallway, lounge, open planned conservatory with insulated roof, kitchens, two bedrooms and modern bathroom. Externally there is ample off road parking and detached garage and generous sized garden to the front. The sweeping rear garden is beautifully manicured offering a peaceful outdoor space to enjoy during the summer months.



# CROFTS ESTATE AGENTS

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

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#### OFFICE HOURS

Mon to Fri 9am to 5.30pm (Tuesday opening 9.30am)  
Saturday 9am to 3pm  
Sunday Closed



### Living through room

11' 11" x 21' 2" (3.63m x 6.45m)

Beautifully presented, benefitting from laminate flooring, neutral decor, coving and column radiator. To the rear of the property is the open plan conservatory which benefits from laminate flooring, insulated tiled roof, LED lighting, neutral decor, French doors to the side and tri aspect uPVC windows.

### Kitchen

8' 0" x 9' 1" (2.44m x 2.77m)

Found at the rear of the property is this stylish shaker kitchen which benefits from base and wall mounted units, integral oven with hob and extractor above, sink with drainer, plumbing for a washing machine, laminate flooring, modern decor, uPVC side door and uPVC window to the rear elevation.

### Bedroom One

11' 5" x 14' 0" (3.48m x 4.26m)

Bedroom one briefly comprises of laminate flooring, radiator, modern decor with panelled feature wall, coving and uPVC bay window to the front.

### Bedroom Two

8' 5" x 11' 5" (2.56m x 3.48m)

Bedroom two briefly comprises of laminate flooring, radiator, neutral decor, coving and uPVC window to the front elevation.

### Bathroom

5' 5" x 6' 4" (1.65m x 1.93m)

This modern bathroom suite boasts matt black taps, bath with shower above, vanity bowl basin, WC, tiled walls, towel rail radiator and uPVC window to the rear.

### Externally

To the front there is a gated driveway which leads to a detached garage, brick wall and generous size front garden. The rear offers a lovely sweeping garden which is well established with laid to lawn, a range of shrubs and plants and patio area creating a great space to relax or entertain guests. Fencing around the perimeter provides a degree of privacy.

**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.

**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](http://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](http://www.croftsestateagents.co.uk) seven days a week to arrange your free valuation.

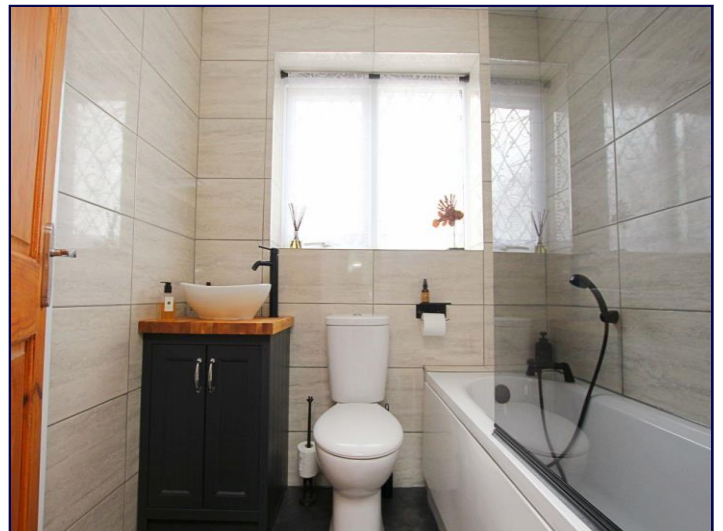
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We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

**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.

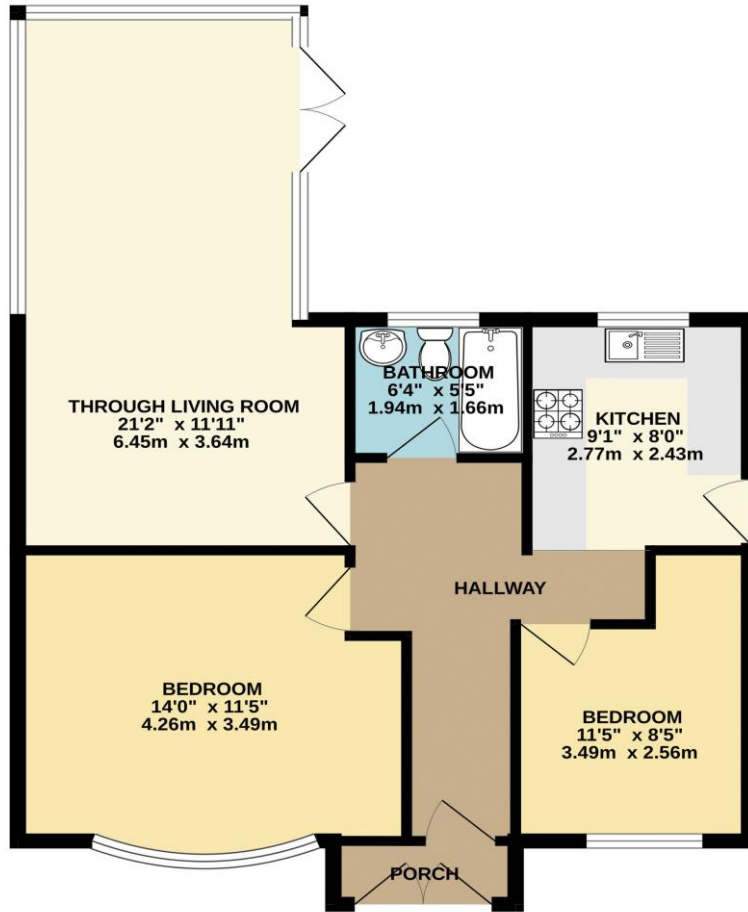
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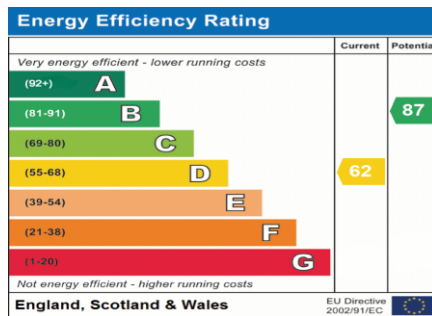


GROUND FLOOR  
683 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA : 683 sq.ft. (63.5 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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