



**Caddle Road
Keelby
Grimsby
DN41 8ET**

**Offers in the Region Of
£168,000**

Nestled in a desirable part of the village of Keelby is this two bed semi detached bungalow, which is being sold with **NO FORWARD CHAIN**. The property is well served by local facilities including, shops, takeaways, primary school, and public houses, and falls within the catchment of the popular Caistor Grammar School. Only a short drive away, you will also find Immingham and Grimsby, Habrough Train Station and Humberside Airport, with there also being easy access to the A180. Internal viewing will reveal the entrance hallway, lounge with bay window, kitchen-diner, two good size bedrooms and the shower room. Outside there is ample off road parking with detached garage and generous size gardens to the front and rear which are well maintained. Viewings are recommended, to arrange yours contact our Immingham branch.



Lounge

15' 5" x 11' 0" (4.70m x 3.35m)

This spacious lounge benefits from carpeted flooring, radiator, coving, neutral decor, electric fire and bay window to the front.

Kitchen

9' 7" x 11' 0" (2.92m x 3.35m)

Benefitting from a range of base and wall mounted units with plumbing for a washing machine, gas supply for a freestanding oven, sink with drainer, vinyl flooring and uPVC door to the rear.

Bedroom 1

9' 2" x 12' 0" (2.79m x 3.65m)

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

Bedroom 2

9' 2" x 12' 1" (2.79m x 3.68m)

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

Shower Room

6' 6" x 7' 0" (1.98m x 2.13m)

Benefitting from corner shower, WC, vanity basin, vinyl flooring, radiator and uPVC window to the side elevation.

Externally

Outside there is ample off road parking with detached garage and generous size gardens to the front and rear which are well maintained.

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, 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

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.

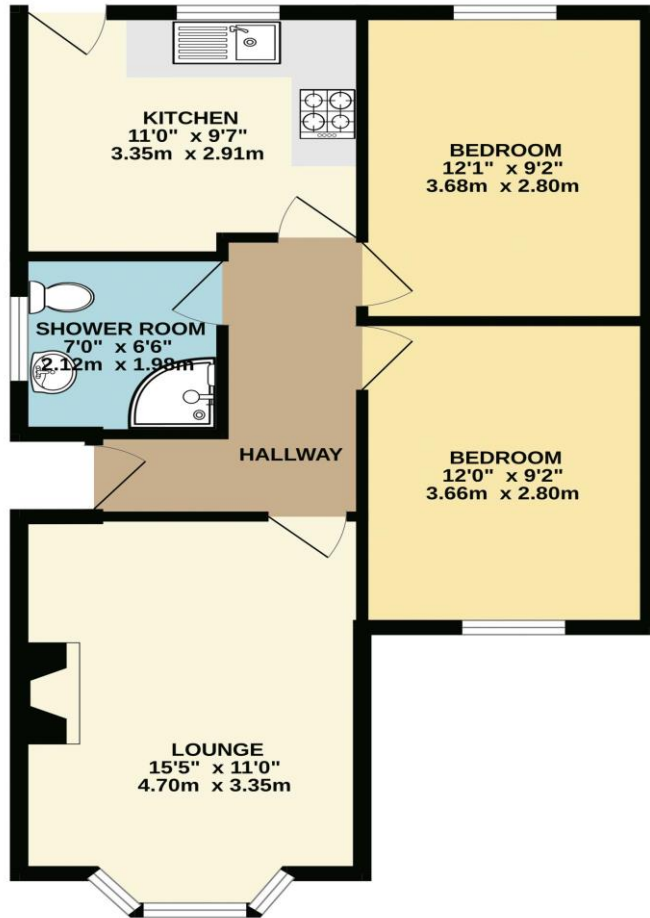
Mortgage and Financial Advice

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
584 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA: 584 sq.ft. (54.3 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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