PASSIONATE ABOUT PROPERTY

IMMINGHAM 01469 564294



Manor Close Keelby DN41 8EG

Offers in the Region Of £199,950

Situated in the sought after village of Keelby, Crofts are delighted to bring to the market this three bed detached house. Found in a quiet cul-de-sac, nearby to a selection of amenities, this home is ideal for first time buyers. The property boasts excellent road links with easy access to the A180, good primary school within the village with the property also falling in the Caistor Grammar catchment and is only a short drive from Habrough Train Station and Humberston Airport. Internal viewing will reveal the entrance hallway, lounge and kitchen diner to the ground floor. Heading upstairs you will find three bedrooms, two being doubled and the family bathroom. Externally there is ample off road parking with garage and low maintenance gardens to the front and rear.

Address Email Website : 21 Kennedy Way, Immingham, DN40 2AB : immingham@croftsestateagents.co.uk : www.croftsestateagents.co.uk OFFICE HOURS Mon to Fri Saturday Sunday

9am to 5.30pm (Tuesday opening 9.30am) 9am to 3pm Closed









Lounge

10' 6" x 13' 1" (3.20m x 3.98m) Benefitting from carpeted flooring, radiator, modern decor and uPVC window to the front.

Kitchen/Diner

9' 11" x 16' 5" (3.02m x 5.00m)

Located to the rear of the property is the well proportioned kitchendiner, which offers plenty of storage with a mixture of base and wall mounted units. The kitchen boasts an integral oven with 5 ring gas hob and extractor above, 1 and a half sink with drainer, LED lighting, tiled flooring, neutral decor and dual aspect uPVC windows which allow plenty of natural daylight.

Bedroom 1

9' 8" x 9' 11" (2.94m x 3.02m) Bedroom one briefly comprises of carpeted flooring, radiator, coving and uPVC window to the rear elevation.

Bedroom 2

9' 8'' x 10' 0'' ($2.94m \times 3.05m$) Bedroom two briefly comprises of carpeted flooring, radiator and uPVC window to the front elevation.

Bedroom 3

 $6' 8'' \times 6' 9'' (2.03m \times 2.06m)$ Bedroom three briefly comprises of carpeted flooring and uPVC window to the front elevation.

Bathroom

5' 6" x 6' 8" (1.68m x 2.03m) The family bathroom benefits from a bath with shower above, WC, basin, vinyl flooring and uPVC window to the rear elevation.

Exterior

Externally there is ample off road parking with garage and low maintenance gardens to the front and rear.



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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.

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

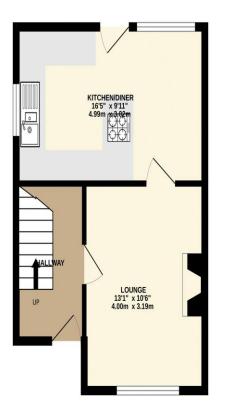
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

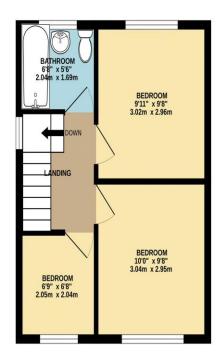
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTAGE OR OTHER LOAN SECURED ON IT.











TOTAL FLOOR AREA: 678 sq.ft. (63.0 sq.m.) approx. Whilst every attempt has been made to ensure the accuracy of the floopfan contained here, measurements of doors, windows, to mos and any other tisses are approximate and no responsibility iskein 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, spreams and applicances should have to tested and no guarantee as to their operability or efficiency can be given.

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 dentification 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, it runshings and contents are not included within this sale.