



**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 : 21 Kennedy Way, Immingham, DN40 2AB
Email : immingham@croftsestateagents.co.uk
Website : www.croftsestateagents.co.uk

OFFICE HOURS
Mon to Fri 9am to 5.30pm (Tuesday opening 9.30am)
Saturday 9am to 3pm
Sunday 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 kitchen-diner, 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 x 3.05m)

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

Bedroom 3

6' 8" x 6' 9" (2.03m x 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.

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.

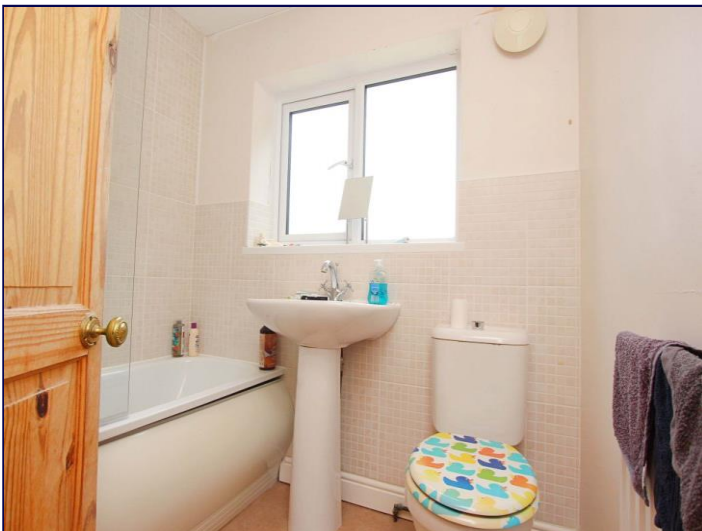
Property Management

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.

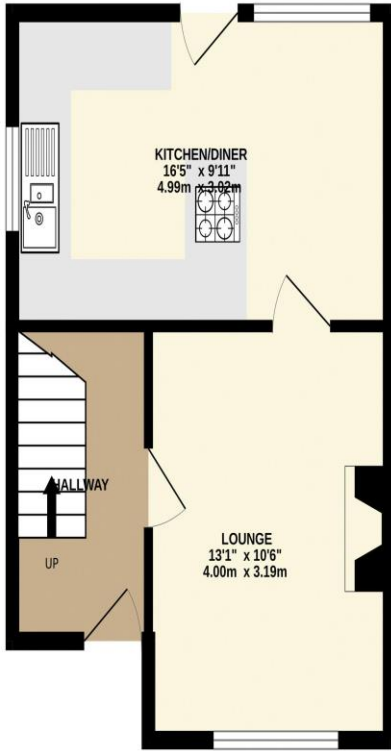
Mortgage and Financial Advice

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.

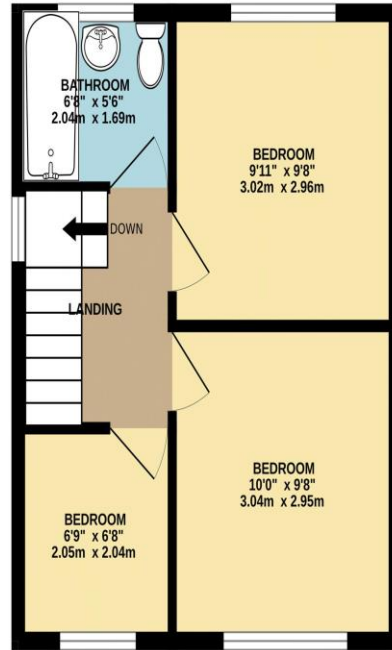
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



1ST FLOOR
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA: 678 sq.ft. (63.0 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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