



CROFTS ESTATE AGENTS

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



CROFTS
ESTATE AGENTS



**7 Maple Close Keelby
Grimsby
DN41 8EL**

**Offers in the Region Of
£230,000**

Nestled within the beautiful village of Keelby, you will find this stunning three bedroom detached house which has been refurbished to the highest specification. Ideally suited to a variety of buyers, this lovely home, which is situated in a quiet cul-de-sac, boasts a selection of amenities on its door step, good primary school, excellent road links with easy access to the A180, Habrough Train Station and Humberside Airport and also falls within the Caistor Grammar catchment. Heading into this delightful home will reveal the entrance hallway, lounge, kitchen-diner, conservatory and WC. To the first floor you will find three good size bedrooms and a gorgeous, recently upgraded four piece bathroom suite. Outside there is ample off road parking, detached garage and well maintained 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
Saturday
Sunday

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



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Lounge

10' 8" x 19' 2" (3.25m x 5.84m)

Located at the front of the property is this full width living room which is beautifully decorated and comprised of carpeted flooring, coving, two radiators and two uPVC windows to the front elevation.

Kitchen/Diner

9' 7" x 19' 2" (2.92m x 5.84m)

This modern kitchen boasts a range of base and wall mounted gloss units, sink with drainer, integral oven with hob and extractor above, vinyl flooring, LED lighting to the ceiling and kickboards and uPVC window to the rear elevation

Conservatory

8' 0" x 10' 2" (2.44m x 3.10m)

Accessed from the kitchen this room is a handy second reception room providing versatile living space.

Bedroom 1

10' 8" x 14' 3" (3.25m x 4.34m)

Bedroom one briefly comprises of carpeted flooring, radiator, built in sliding mirrored wardrobes and uPVC window to the front elevation.

Bedroom 2

8' 4" x 9' 7" (2.54m x 2.92m)

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

Bedroom 3

6' 6" x 10' 0" (1.98m x 3.05m)

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

Bathroom

6' 0" x 7' 11" (1.83m x 2.41m)

This stunning four piece bathroom suite, which is the most recent upgrade to the property boasts a freestanding bath, separate shower, WC and vanity basin all with matt black accessories. There is also aqua board panelling, LED lighting and uPVC window to the side elevation.

Externally

To the front there is a laid to lawn garden with a row of pruned conifers to add kerb appeal. The long driveway leading to the detached garage offers ample off road parking. The rear garden is beautifully presented with decorative patio, tiled foot path with two tone grey brick boarder and a well stocked rendered sleepers with wooden benches built into them, creating the ideal setting for al-fresco dining.



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 C: 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

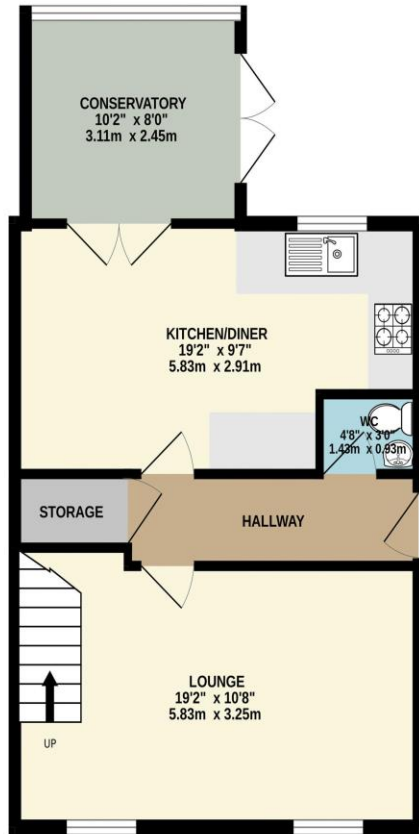
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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

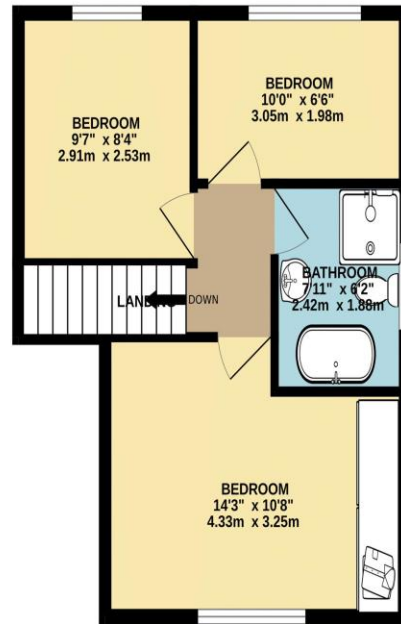




GROUND FLOOR
523 sq.ft. (48.5 sq.m.) approx.

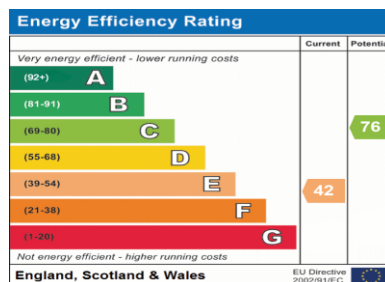


1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 900 sq.ft. (83.6 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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