



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

IMMINGHAM

01469 564294

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



28 Maple Avenue
Keelby
DN41 8EN

Offers in the Region Of
£185,000

Well positioned in the heart of Keelby village is this delightful three bed semi detached house, which is sure to be a hit amongst first time buyers and families. The village of Keelby is well served by a range of local shops, cafe and good primary School. Nearby, the property also benefits from excellent road links with easy access to the A180, Immingham and Grimsby and falls within the school catchment of Caistor Grammar. Heading inside this stylish home will reveal the entrance porch, lounge, extended open plan kitchen-diner, utility and WC. To the first floor there is three bedrooms, two being doubles and a modern four piece bathroom suite. Outside there is off road parking, single garage and raised gardens to the front a 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

12' 0" x 16' 6" (3.65m x 5.03m)

Found at the front of the property is the living room which offers modern decor, laminate flooring, radiator, LED lighting and uPVC window to the front elevation.

Kitchen/Diner

16' 6" x 17' 8" (5.03m x 5.38m)

The heart of the home, is this extended kitchen diner which offers a modern feel with a rustic twist. Boasting an island with breakfast bar, a range of integral appliances including oven, microwave and hob, one and half sink with drainer and laminate flooring. There is also LED lighting, French doors to the rear and a utility adjacent with separate WC.

Bedroom 1

8' 11" x 13' 0" (2.72m x 3.96m)

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

Bedroom 2

9' 6" x 9' 9" (2.89m x 2.97m)

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

Bedroom 3

7' 11" x 10' 2" (2.41m x 3.10m)

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

Bathroom

6' 10" x 7' 3" (2.08m x 2.21m)

Found at the top of the landing is the bathroom suite which benefits from a corner shower, bath, WC, vanity basin, radiator and UPVC window to the rear elevation.

Externally

Outside there is off road parking, single garage and raised 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 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

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.

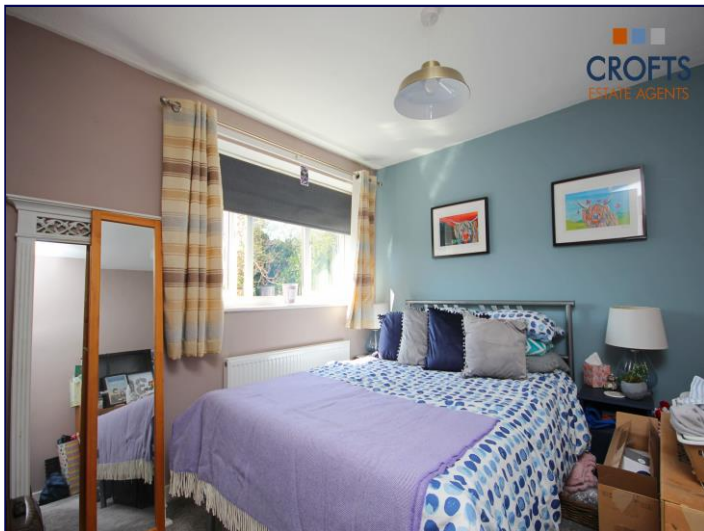
Property Management

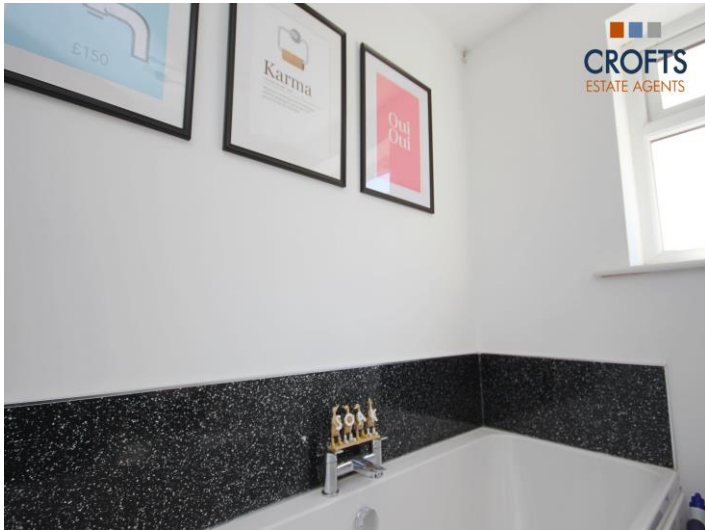
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

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.

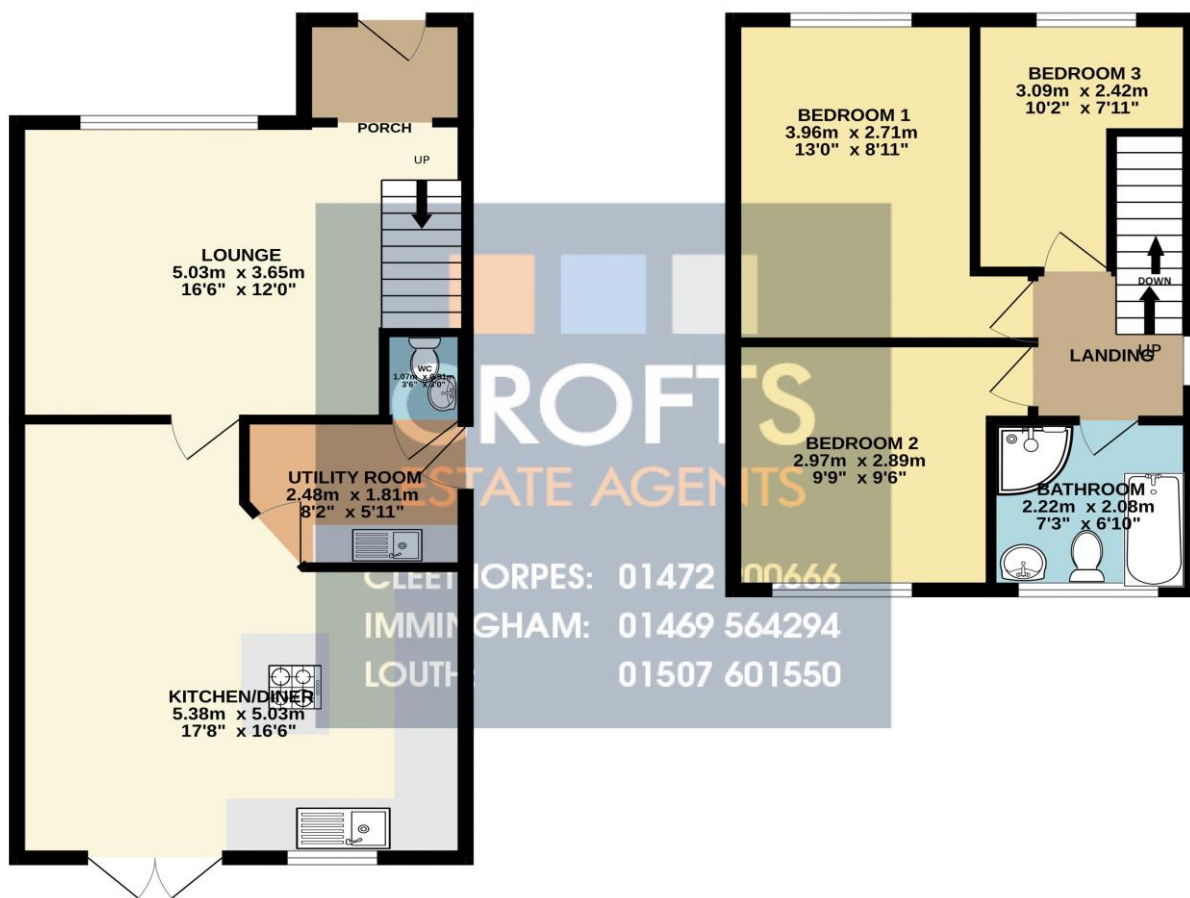






GROUND FLOOR
47.6 sq.m. (513 sq.ft.) approx.

1ST FLOOR
35.9 sq.m. (387 sq.ft.) approx.



TOTAL FLOOR AREA : 83.5 sq.m. (899 sq.ft.) 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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