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



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Karen Avenue
Keelby
Grimsby
DN41 8EU

Offers in the Region Of
£295,000

Stylishly presented and ideal for a growing family is this substantially extended three bedroom detached house. Set in the sought after village of Keelby and presenting considerable flexibility, this versatile property is sure to attract immediate attention from a variety of buyers. This beautiful family home benefits from good schools and a variety of shops and amenities on its door step, with excellent road links with easy access to the A180, Habrough Train Station, Humberside Airport and several desirable grammar schools. You are greeted with a sweeping, gated driveway providing ample off-road parking. Upon entering, internal viewing will reveal the versatile and extensive ground floor, boasting a generously proportioned, light and airy Entrance Hallway, Lounge, Study/fourth bedroom, Cloakroom, sizeable open-plan Kitchen/Diner, adjoining Family Room, Conservatory and spacious Master Bedroom with views over the rear garden.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

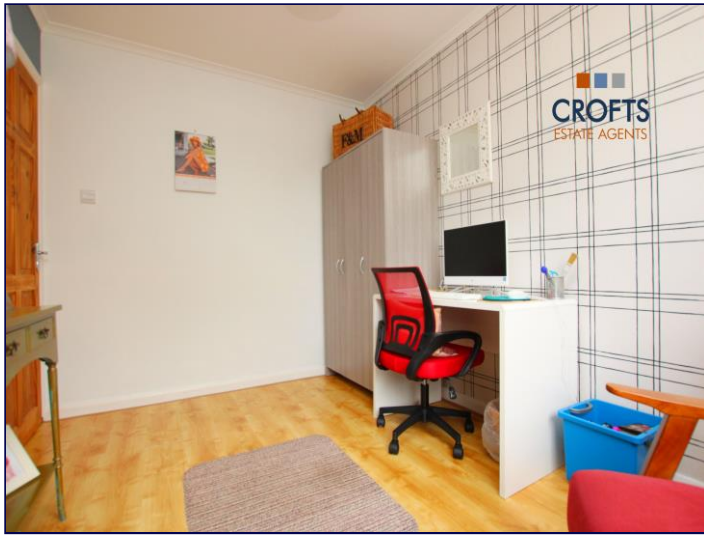
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Entrance Hallway

The light and airy Entrance Hallway benefits from modern, neutral luxury wallpaper decor, double-glazed window and composite door to the front elevation, radiator, wood-effect laminate flooring, leading to luxury carpeted flooring on the stairs, showcasing the feature wrought iron balustrade.

Study/Bedroom 4

11' 6" x 8' 5" (3.50m x 2.56m)

Providing the option of flexible accommodation, the Study briefly comprises of neutral, modern decor including panel-effect feature wall and wallpaper, wood-effect laminate flooring, radiator, uPVC double-glazed windows to the front elevation.

Lounge

16' 0" x 11' 11" (4.87m x 3.63m)

The Lounge benefits from modern wallpapered decor with feature wall, luxury carpeted flooring, modern fireplace with feature wooden beam, gas fire, radiator, uPVC double-glazed windows to the front elevation and uPVC double-glazed double doors providing access to the rear garden.

Kitchen/Dining Room

17' 0" x 14' 11" (5.18m x 4.54m)

The substantially proportioned Kitchen/Dining Room with adjoining Family Room provides a light and airy space ideal for entertaining,

family mealtimes and gatherings. This room benefits from neutral modern decor including feature wall, wood-effect laminate flooring, base and wall units, built-in cupboard providing ample storage, radiator, modern worktops, splashback tiles, 1.5 sink with draining board, 5 ring gas hob, extractor hood, integrated oven, uPVC double-glazed dual aspect windows with views to the side and rear elevations, space for large family dining table, dresser, washing machine, dryer, dishwasher, fridge-freezer and more and double-glazed door to the side elevation providing access to the Cloakroom.

Family Room

11' 9" x 11' 2" (3.58m x 3.40m)

Adjoining the open plan Kitchen/Dining Room, the useful and versatile Family Room briefly comprises of neutral decor, feature wall with feature wall mural, calor gas burning stove for comfy nights in and uPVC double-glazed sliding doors providing plenty of light and access to the conservatory.

Conservatory

11' 2" x 9' 6" (3.40m x 2.89m)

The spacious Conservatory provides an excellent space for entertaining, both indoors and out and briefly comprises of modern tiled flooring, uPVC double-glazed windows and dual aspect uPVC double-glazed doors, with a single door providing access to the front and double doors providing access to the rear elevations.

Cloakroom

4' 2" x 3' 2" (1.27m x 0.96m)

The Cloakroom briefly comprises of modern, neutral decor with wallpapered feature wall, vinyl flooring, W.C., hand basin, uPVC double-glazed window to the rear and single glazed internal window.

Master Bedroom (Ground Floor)

17' 4" x 11' 1" (5.28m x 3.38m)

The generously proportioned light and airy Master Bedroom benefits from modern, neutral decor and carpeted flooring, radiator and dual aspect uPVC double-glazed windows providing views of the garden to the rear and side elevations.

Bedroom 2

12' 8" x 8' 6" (3.86m x 2.59m)

Bedroom 2 briefly comprises of neutral decor, luxury carpeted flooring continued from the Stairs, radiator, built-in storage cupboards and uPVC double-glazed windows to the front elevation.

Bedroom 3

13' 1" x 11' 11" (3.98m x 3.63m)

Bedroom 3 briefly comprises of modern neutral decor and carpeted flooring, radiator, loft access, large built-in storage cupboard and uPVC double-glazed windows to the front elevation.

Family Bathroom

7' 3" x 6' 4" (2.21m x 1.93m)

The Family Bathroom benefits from modern, vinyl flooring, tiling to three walls with matching splashback tiles behind the basin on the fourth wall, W.C., bath with mixer tap, electric shower and shower screen, basin set in built-in vanity unit, heated towel rail and uPVC double-glazed windows to the rear elevation.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

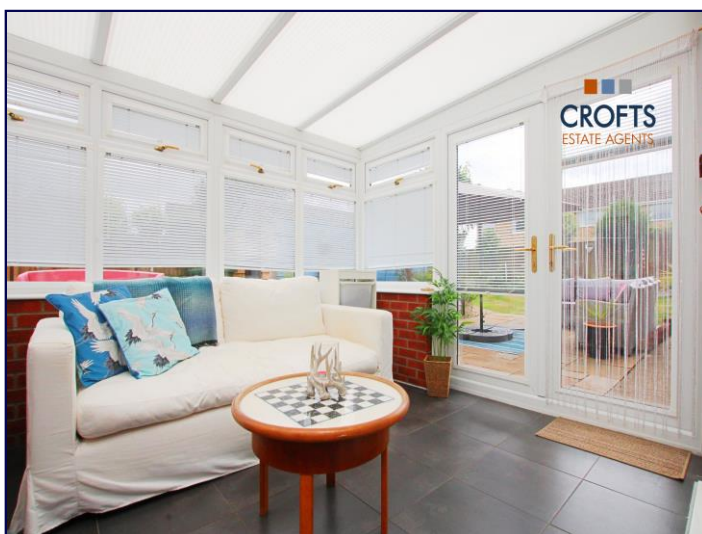
Services

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.

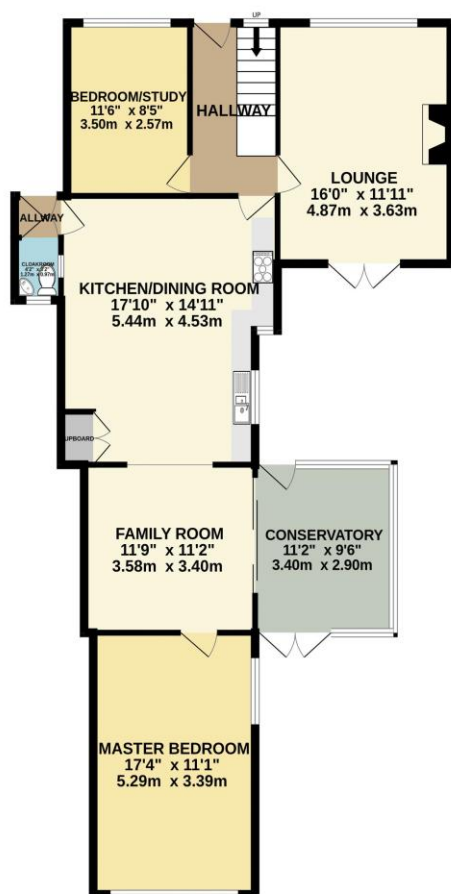
Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

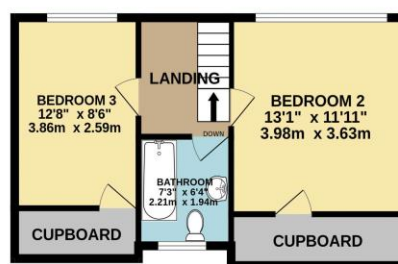
Council Tax Information



GROUND FLOOR
1054 sq.ft. (97.9 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA: 1482 sq.ft. (137.7 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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