

MARTIN MASLIN

23 EASTFIELD ROAD, KEELBY
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN41 8JE



A super detached family home situated in a quiet cul-de-sac on the outskirts of this popular village overlooking a green area. This well designed accommodation includes an extra Sitting Room and Utility Room converted from the original Garage. The property is well presented throughout, ideal for the growing family, offering three generous Bedrooms, a well designed family Bathroom with walk in shower, an excellent open plan Lounge/Diner with sliding patio doors onto the rear garden and a smart shaker style fitted kitchen. Standing on a good size plot, number 23 enjoys a lovely rear garden with morning and evening decking areas. Ideally placed just off South Street and within walking distance to the village centre, the local co-op and Keelby's best known recreation sports ground ideal for all ages. An excellent family home realistically priced for a quick sale.

£204,500

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

ENTRANCE

A uPVC entrance door leads to the Hallway.

HALLWAY

2.79m (9'2") x 1.02m (3'4")

A pleasant Hallway with double glazed side window and access to the Study.

SNUG/STUDY

3.35m (11'0") x 2.36m (7'9")

Converted from the original Garage, a pleasant Study with a uPVC double glazed large window overlooking the front garden and driveway. It has a fashionable laminate floor, recess ceiling light and radiator.

THROUGH LOUNGE

7.34m (24'1") x 3.48m (11'5")

A lovely open plan room with dual aspect onto the gardens. Tastefully decorated with coving to the ceiling. The dining Area has a radiator, space for free standing furniture and a double glazed front window. A pleasant Lounge area, featuring a stunning oak veneered modern fireplace with black marble inlay and electric fire. It has coving to the ceiling, a radiator and full height sliding uPVC patio doors giving views and access on to the rear garden.

INNER HALLWAY

With return spindle staircase to the first floor. There is a radiator and a fashionable laminate floor flowing through into the kitchen.

KITCHEN

3.23m (10'7") x 2.46m (8'1")

A modern shaker style Kitchen in a soft cream finish with chrome handles. Complimentary work surfaces incorporate a one and a half bowl sink with spray mixer taps and tiled splashback to the walls and window sills. There is underlighting to the units and space for a free standing cooker with an overhead extractor fan and room for a small undercounter fridge. The Kitchen has a uPVC double glazed rear window, a radiator and exterior uPVC double glazed door onto the garden.

UTILITY ROOM

2.46m (8'1") x 1.52m (5'0")

A useful addition converted as part of the garage with work surface. Plumbing for a washing machine and a gas central heating boiler.

LANDING

Pleasant landing with a spelled balustrade and deep stairwell and feature a uPVC double glazed side window.



HALLWAY



SNUG/STUDY



THROUGH LOUNGE



LOUNGE

BEDROOM ONE

3.91m (12'10") x 3.48m (11'5")

An excellent double Bedroom with a large walk in cupboard, radiator and a uPVC double glazed front window.

BEDROOM TWO

3.51m (11'6") x 3.35m (11'0")

Another double Bedroom with a radiator and a uPVC double glazed window overlooking the rear garden.

BEDROOM THREE

3.71m (12'2") x 2.46m (8'1")

A well proportioned third Bedroom with radiator and access to the loft space and uPVC double glazed front window.

BATHROOM

3.25m (10'8") x 2.44m (8'0")

A well designed family Bathroom with white suite comprising close coupled W.C. A pedestal wash handbasin and a panel bath with a shower attachment over. It has an additional shower area with a tiled shower cubicle, a pivot opening door and an electric shower.

OUTSIDE

The property has an open plan front lawned garden with concrete driveway and pathway to the front door. Double gates to one side provide access to a small paved driveway which leads in turn to the rear garden. Well designed, the garden features a morning and evening raised decking with shaped lawn and raised gravel borders. We have been advised there will be a green area beyond the garden fence with a development in it's early stages. Buyers are recommended to seek confirmation from their Solicitors.

GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected. Broadband speeds and availability can be accessed via the Ofcoms checker website. Central Heating comprises radiators detailed above, connected to the Ideal logic combi c30 installed on the 17th September 2021 located in the Utility Room. The property has the benefit from uPVC framed double glazing. It falls within the jurisdiction of the West Lindsey District Council and it's in council tax band C. The tenure is subject to solicitors verification.

VIEWINGS

Strictly by appointment through the agents on Grimsby 311000. A video walkthrough tour with commentary can be seen on Rightmove in the Martin Maslin website.



KITCHEN



KITCHEN



LANDING



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



BATHROOM



BATHROOM

SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract.

The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property

remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.



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