

MARTIN MASLIN

20 MANOR STREET, KEELBY
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN41 8EF



A Delightful 19th Century Cottage in a Sought-After Village Setting. Nestled in a desirable village location, this characterful cottage dates back to the late 1800s and offers an ideal opportunity for first-time buyers. Set on a generous plot, the property is well-presented throughout and brimming with period charm.

£120,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

GROUND FLOOR

KITCHEN / DINING ROOM

4.04m (13' 3") x 3.94m (12' 11")

A spacious, well-appointed kitchen featuring a range of fitted units, integral fridge freezer, ceramic sink, and room for a small dining table.

LOUNGE

4.04m (13' 3") x 3.94m (12' 11")

A cosy dual-aspect reception room with exposed ceiling beams and a wall-mounted electric fire, perfect for relaxing evenings.

FIRST FLOOR

BEDROOM ONE

3.96m (13'0") x 3.51m (11'6")

A generous double bedroom with charming ceiling beams and a full range of fitted wardrobes offering ample storage.

SHOWER ROOM

3.40m (11'2") x 1.75m (5'9")

Stylish and modern, featuring fully tiled walls, a vanity washbasin, and WC.

OUTSIDE

The property boasts a larger-than-average rear garden, predominantly laid to lawn with a block-paved patio area—ideal for outdoor entertaining. A pedestrian right of access is in place for neighbouring properties. The garden also includes a decked area leading to a substantial summerhouse equipped with light and power, offering versatile use as a studio, workspace, or retreat.



KITCHEN / DINING ROOM



KITCHEN / DINING ROOM



LOUNGE



LOUNGE



BEDROOM ONE



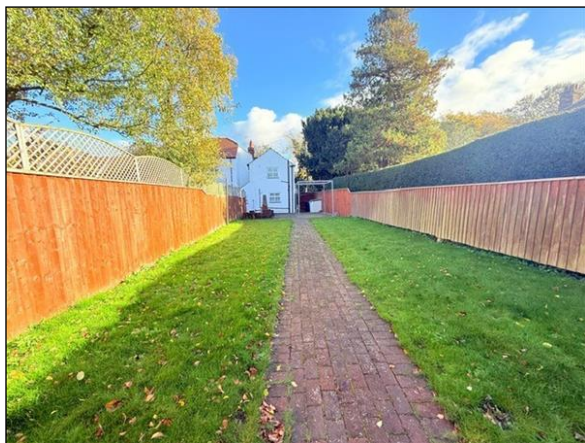
SHOWER ROOM



OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE

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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