

MARTIN MASLIN

WEDGWOOD
34 RIBY ROAD
KEELBY
NEAR GRIMSBY
LINCOLNSHIRE
DN41 8ER



Situated along Riby Road in this sought after village of Keelby and within walking distance of local shops, an attractive detached chalet-style house enjoying a good size plot set within excellent and mature gardens. Deceptive in appearance the property offers flexible accommodation for the growing family. Built in 1962 the property now requires some select updating and principal features include a spacious Hallway with large Cloakroom/Utility, a generous open plan Lounge Diner spanning the length of the house and a separate Dining Room with sliding doors opening onto the large Conservatory. The kitchen is well fitted with oak fronted cabinets and provides the opportunity to redesign if required. Upstairs there are three comfortable Bedrooms and a Bathroom with a coloured suite. Set back from the road the property is approached via a long concrete driveway leading in turn to the detached garage and the property enjoys lovely mature gardens to the rear, being lawned and with hedgerows. A great opportunity.

£249,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

A part glazed front door gives access to the Entrance Hall.

ENTRANCE HALL

5.97m (19'7") x 2.44m (8'0")

A large and welcoming hallway where the balustrade and spindle staircase leads to the first floor. It has coving to the ceiling, two radiators and a useful understairs storage cupboard.



ENTRANCE HALL

CLOAKROOM

2.44m (8'0") x 1.73m (5'8")

A good size cloakroom comprising W.C, pedestal handbasin with tile splashback and plumbing for an automatic washing machine. It has a wall mounted central heating boiler and a single glazed side window.



CLOAKROOM

LOUNGE

6.83m (22'5") x 3.96m (13'0")

A generous room spanning the full length of the house featuring a York stone fireplace with electric fire (unaware of working condition) and a dining area. It has two radiators, coving to the ceiling and two large single glazed windows overlooking the front garden.



LOUNGE

DINING ROOM

3.05m (10'0") x 3.30m (10'10")

Open plan to the Kitchen, a good size central room with coving to the ceiling and a sliding patio door opening onto the Conservatory.

CONSERVATORY

4.11m (13'6") x 3.96m (13'0")

Built on a brick base with a radiator, double glazed sealed unit windows and French doors opening onto the driveway.

KITCHEN

3.68m (12'1") x 3.05m (10'0")

Ideally placed with an open arch doorway to the Dining Room (with the potential to be configured if required). Fitted with a range of medium oak fronted cabinets, some with glass displays, and has complementary light beige worksurfaces incorporating a 1.5 bowl sink with mixer taps and tile splashback. Built-in appliances include an AEG ceramic hob with projecting cooker and extractor fan over, an AEG oven and grill, housing for a fridge-freezer and plumbing for a dishwasher. It has a deep storage cupboard ideal for use as a pantry and fitted shelves. The kitchen has a ceramic tiled floor, a radiator and dual aspect single glazed windows overlooking the gardens and driveway.



DINING ROOM

LANDING

2.39m (7'10") x 2.39m (7'10")

With a deep stairwell, coving to the ceiling a large walk-in airing cupboard with hot water tank and central heating controls. With access to the loft space.

BEDROOM ONE

3.96m (13'0") x 3.20m (10'6")

A good size bedroom with built-in deep storage cupboard, a radiator and single glazed front window.

BEDROOM TWO

3.25m (10'8") x 3.05m (10'0")

Another good size double bedroom with built-in eaves storage cupboard, a radiator and a double glazed sealed unit window overlooking the rear garden.

BEDROOM THREE

2.74m (9'0") x 2.06m (6'9")

With a radiator and a single glazed side window.

BATHROOM

2.26m (7'5") x 1.63m (5'4")

Fully tiled with a pink suite comprising W.C, pedestal washbasin and a cast iron bath with shower over. It has a radiator and a single glazed side window.

GARAGE

6.71m (22'0") x 3.15m (10'4")

A detached brick garage with up and over door, single glazed window and further courtesy rear door.

OUTSIDE

The property is set back from the roadside enjoying a good size rectangular plot. The front garden is mainly lawned with deep flower borders set behind a brick and coping stone wall boundary. A long concrete driveway provides valuable off-road parking leading in turn to the garage. The rear garden has a pleasant and mature setting, laid to lawn with a small pond and patio area whilst beyond laurel trees and fencing define the boundaries.

GENERAL INFORMATION

Mains, gas, water, electricity and drainage are all connected and broadband speeds and availability can be assessed via Ofcom's checker website. Central heating comprises radiators as detailed above connected to the Ideal Classic central heating boiler located in the Cloakroom and the property has the benefit of double glazing in the Conservatory and Bedroom Two. The Local Authority is the West Lindsey District Council and the property is in Council Tax Band D. The property is Freehold subject to Solicitors verification.

VIEWING

By appointment through the Agents on Grimsby 311000. A video walkthrough tour with commentary can be seen on Rightmove and the Martin Maslin website.

LOCATION AND AMENITIES

The property is situated along Riby Road in Keelby. The village benefits from local shops, public houses and a primary school and the towns of Grimsby and Immingham are a short drive away.



CONSERVATORY



KITCHEN



KITCHEN



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



BATHROOM



GARAGE



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.

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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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