



45 Raithby Avenue Keelby, Lincolnshire DN41 8SH

Located in the popular village of Keelby which is ideally placed for easy access into Grimsby, Humberside Airport and the M180 is this striking DETACHED FIVE BEDROOM FAMILY HOME which lies within catchment of Caistor Grammar, Caistor Yarborough and Healing Academy The accommodation has been improved by the present owners and includes: Covered entrance, superbly fitted Bespoke kitchen/breakfast room, utility room, wc and a fabulous formal lounge with views over the stunning garden. A Neville Johnson glass and oak staircase leads up to the first floor which has a master bedroom with an en suite plus four further bedrooms all with fitted wardrobes and a stunning family bathroom. Gas central heating system. Double glazing. Front garden plus a well stocked mature SOUTH/WEST facing rear garden which includes a brick garage (no vehicular access at present) All blinds included.

£325,000

- SUPERB DETACHED FAMILY HOME
- EXCELLENT LOCATION
- FORMAL LOUNGE
- KITCHEN/BREAKFAST ROOM
- UTILITY & WC
- MASTER BEDROOM WITH EN SUITE
- FOUR FURTHER BEDROOMS
- FAMILY BATHROOM
- STUNNING GARDENS
- VIEWING A MUST



ACCOMMODATION

MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

UNDERCOVER SIDE ENTRANCE

Double glazed door leads into:-

KITCHEN/BREAKFAST ROOM

17'8" max x 15'2" (5.41 max x 4.64)

This L shaped Bespoke fitted kitchen has an abundance of oak base and wall cupboards incorporating a matching dresser unit with an open wicker basket rack below. A tiled recess has an oak mock mantle above with space beneath for a Rangemaster cooker. In addition to the kitchen units there is a double floor to ceiling cloaks cupboard. The worktops are a mixture of oak and Composite inset with a Belfast sink. Tiled flooring. Radiator, Ample Space for breakfast table and chairs. Double glazed window to the front elevation.



KITCHEN/BREAKFAST ROOM

Additional photo



KITCHEN/BREAKFAST ROOM

Additional photo



UTILITY ROOM

8'3" x 5'8" (2.53 x 1.73)

Fitted with a range of cream base and wall cupboards having mottle work surfaces inset with a resin sink and having space beneath for dishwasher. A matching floor to ceiling cupboards plumbed for an automatic washing machine and a stacker tumble dryer. Double glazed window. Tiled flooring.



WC

Fitted with a low flush wc. Radiator. Tiled Flooring.

LOUNGE

17'10" x 12'7" (5.45 x 3.84)

This delightful formal lounge has bid folding doors which opens onto the stunning rear garden, chrome vertical radiator and a stunning Neville Johnson oak and glass stair which is position to one corner of this room leads up to the first floor.



LOUNGE

Additional photo



LOUNGE

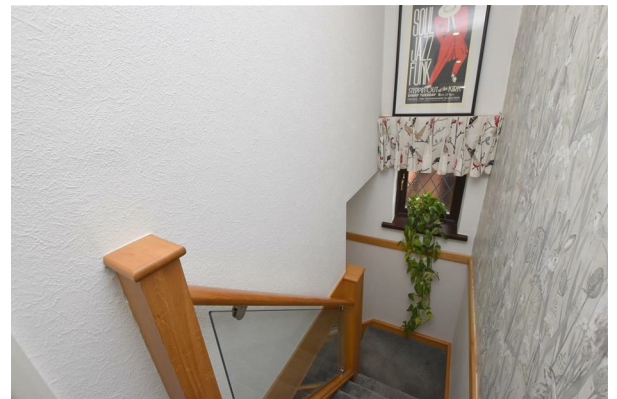
Additional photo



FIRST FLOOR

LANDING

Oak skirting board with matching oak hand rail. Double glazed window.



MASTER BEDROOM

16'7" x 9'4" (5.06 x 2.86)

Double glazed window. Radiator. Laminate flooring.



MASTER BEDROOM

Additional photo



EN SUITE SHOWER ROOM

5'11" x 6'5" (1.82 x 1.97)

Fitted with a corner shower cubicle, a vanity unit including a counter top bowl and a low flush wc. Heated towel rail. Oak flooring. Fully tiled walls in black and white having a striking tile to dado height. Double glazed window. Inset spot lights to ceiling.



BEDROOM 2 (FRONT)

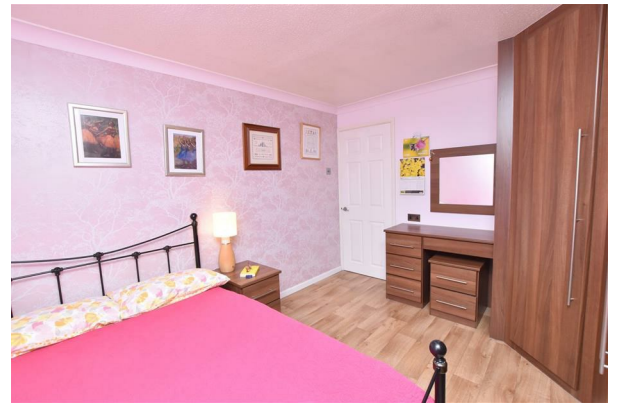
10'2" x 11'7" (3.10 x 3.54)

Double glazed window, radiator and coving to ceiling. Fitted with a range of Sharp's wardrobes including a dressing table area. Vinyl flooring.



BEDROOM 2

Additional photo



BEDROOM 3 (REAR)

11'0" x 9'5" (3.37 x 2.88)

Double glazed window, radiator and wooden flooring. Again fitted with a range of grey units by Steve Hildreth which provides excellent hanging space.



BEDROOM 3

Additional photo



BEDROOM 4 (FRONT)

11'7" x 7'5" max (3.54 x 2.28 max)

Fitted with a range of floor to ceiling wardrobes by Sharps with sliding doors to the front, double glazed window and radiator



BEDROOM 5

6'5" max x 9'8" (1.97 max x 2.95)

Formerly the family bathroom this now bedroom has a double glazed window, radiator, fitted airing cupboard and floor to ceiling wardrobes one of which houses the gas fired boiler.



FAMILY BATHROOM/WC

9'0" x 9'3" (2.76 x 2.84)

The lovely family bathroom has a suite in white comprising a panelled bath with a hand held shower spray, a white vanity unit including cupboards with a counter top bowl above, a concealed wc which is set within a tiled recess including downlighters and a large walk in shower cubicle with aqua boarding, twin shower heads and a glass screen. uPVC tongue and groove ceiling inset with spot lights. The walls are fully tiled having a striking border tile to dado height. Illuminated wall mounted mirror. Tiled floor with underfloor heating. Heated towel rail. Double glazed window.



BATHROOM/WC

Additional photo



OUTSIDE



ATTACHED STORE

9'5" x 14'7" (2.88 x 4.46)

Access to the side of the property via double glazed doors is this useful garden store which also double glazed doors opening onto the rear garden.

BRICK GARAGE

19'3" x 10'4" (5.87 x 3.15)

uPVC double glazed doors to the front, light and power. This garage is only accessed by car is if the doors are removed from the attached store, but is used by the current owners as storage.

THE GARDENS

The property sands in beautiful gardens with the open plan front garden containing a blocked paved driveway providing off road parking for three cars and a well stocked border situated in front of the main house. The enclosed rear garden is a gardener's dream including an ornamental pond and waterfall, decorative paved areas with raised planter borders. A timber archway entwined with clematis, honeysuckle and climbing roses leads to the second area of the garden which is slightly raised and paved with a decorative circular seating area edged with raised borders.



THE GARDENS

Additional photos



THE GARDENS

Additional photo



THE GARDENS

Taken by the vendor during the summer months.



THE GARDENS

Taken by the vendor during the summer months



TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

COUNCIL TAX BAND

Council Tax Band D

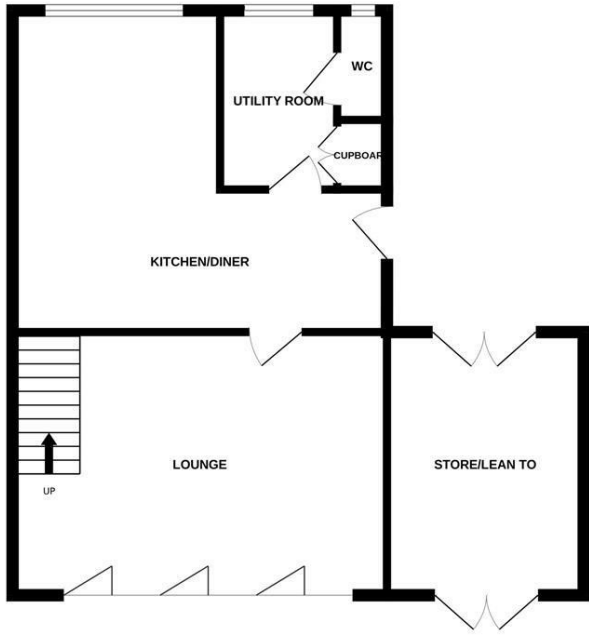
VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

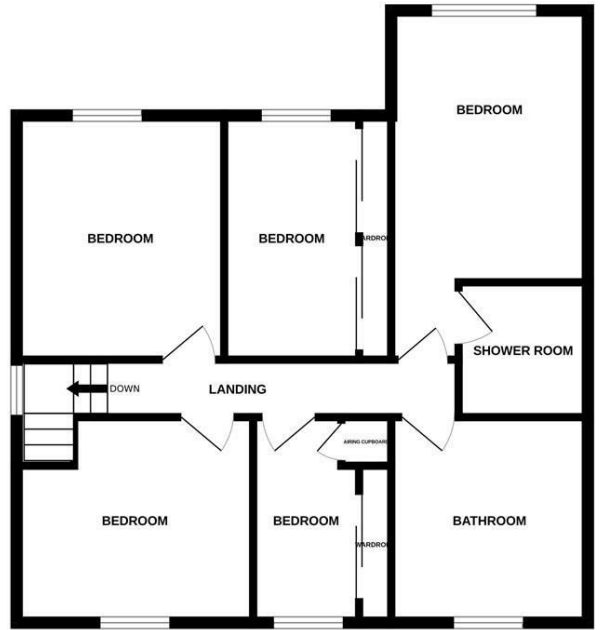
OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

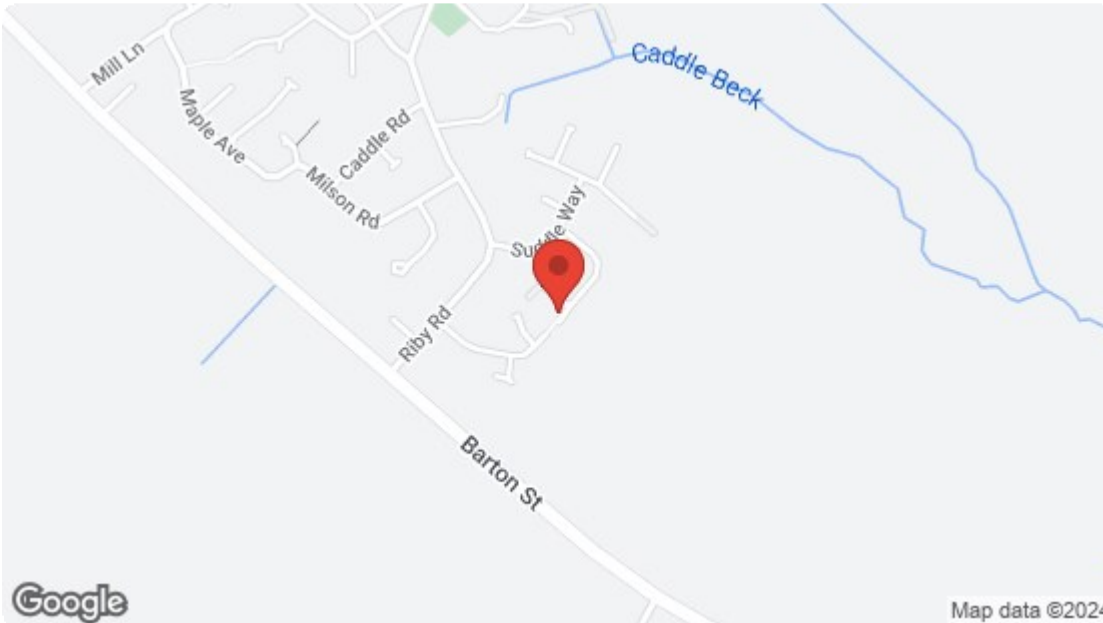
GROUND FLOOR



1ST FLOOR



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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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 84 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 65 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.