



1 Windsor Close Keelby, North Lincolnshire DN41 8JG

Located within the sought after village of Keelby having a good level of amenities including well regarded schools is this spacious THREE BEDROOM DETACHED BUNGALOW. The accommodation requires a scheme of modernisation comprises ; - entrance hall, kitchen, dining room, lounge, three bedrooms and bathroom. Generous front garden and small rear garden. Drive and GARAGE. Gas central heating system with NEW BOILER 2024 and double glazing. Offered with NO FORWARD CHAIN early viewing is highly recommended.

£210,000

- SPACIOUS DETACHED BUNGALOW
- THREE BEDROOMS
- LOUNGE
- DINING ROOM
- KITCHEN
- BATHROOM
- DRIVE AND GARAGE
- GAS CENTRAL HEATING SYSTEM NEW BOILER 2024
- DOUBLE GLAZING
- NO FORWARD CHAIN



DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

ENTRANCE HALL

Approached via a double glazed entrance door with matching side panel leads into the hall. Built in airing cupboard housing the newly installed boiler with a 10 Year Warranty. Coving to the ceiling with access to the loft space. Radiator.



ENTRANCE HALL

Additional photo



KITCHEN

10'5" (7'10") x 9'3" (5'11") (3.19m (2.39m) x 2.82m (1.82m))

Fitted with a range of wall and base units with contrasting work surface, stainless steel sink unit with mixer tap. Ceramic tiled splash backs. Built in oven and gas hob with extractor unit over. Space for a fridge and plumbing for a washing a machine. tiled floor. Double glazed window to the rear. Double glazed door to the rear gives access to the rear garden. Radiator.



KITCHEN

Additional photo



DINING ROOM

11'2" x 10'4" (3.41m x 3.17m)

Double glazed window to the rear. Radiator. Coving to the ceiling with ceiling rose. Archway leading through to the lounge.



DINING ROOM

Additional photo



LOUNGE

14'0" x 10'1" (4.28m x 3.09m)

Featuring an ornate surround in a mahogany finish housing the living flame effect gas fire, marble style back and hearth. Double glazed window to the front. Radiator. Wall light points. Coving to the ceiling with ornate rose.



LOUNGE

Additional photo



BEDROOM 1

12'7" (7'5") x 10'5" (8'7") (3.84m (2.28m) x 3.19m (2.62m))

Double glazed window to the rear, radiator.



BEDROOM 1

Additional photo



BEDROOM 2

3.43m x 2.80m

Double glazed window to the front, radiator. Coving to the ceiling.



BEDROOM 3

10'11" (9'0") x 9'7" (3.35m (2.75m) x 2.93m)

Double glazed window to the front, radiator. Coving to the ceiling.



BEDROOM 3

Additional photo



BATHROOM

6'10" x 5'8" (2.09m x 1.73m)

Fitted with a bath having an electric shower over, wash hand basin and low flush w/c inset into the dedicated vanity unit. Fully tiled walls. Double glazed window to the front. Radiator and wall mounted heater.



OUTSIDE



GARDENS

The majority of the garden is situated to the front being grassed with small wall to the front. Driveway providing off street parking. Double wrought iron gates to the side gives access to a paved seating area, the rear garden is wedge shaped being grassed with a corner graveled bed. Outside tap. Boundaries are fenced.



GARDENS

Additional photo



GARAGE

16'0" x 8'2" (4.89m x 2.49m)

A single garage with up and over door. Power and lighting. Window to the rear. Courtesy door to the side.

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 C

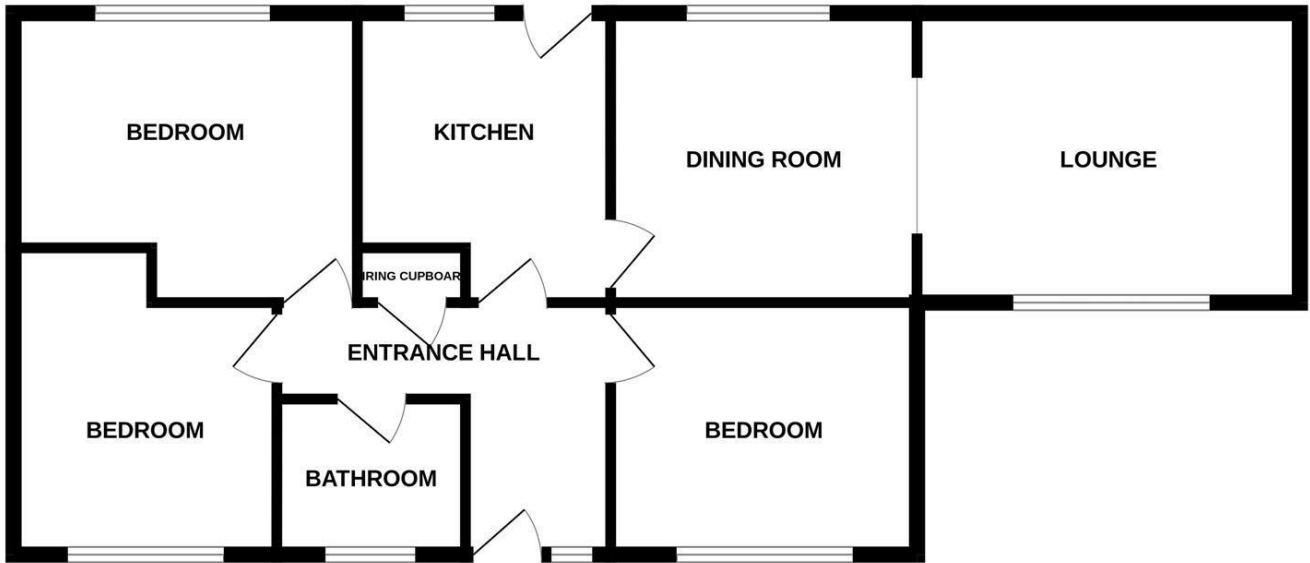
VIEWING ARRANGEMENTS

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



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			85
(81-91) B			
(69-80) C			
(55-68) D		68	
(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.