

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

7 THORNTON GARDENS, KEELBY GRIMSBY

PURCHASE PRICE £249,950 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

B

PURCHASE PRICE

£249,950

TENURE

We understand the property to be Freehold and this is to be confirmed by the solicitors



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7 THORNTON GARDENS, KEELBY GRIMSBY

Nestled in the charming village of Keelby, this detached bungalow on Thornton Gardens is a hidden gem waiting to be discovered. Boasting a spacious lounge that overlooks the lush garden, this property offers a tranquil retreat from the hustle and bustle of everyday life. With three cosy bedrooms, a well-loved kitchen/breakfast room, and a classic bathroom, this home is perfect for those seeking a peaceful abode.

The front and rear gardens provide ample space for green-fingered enthusiasts to create their own botanical haven, while the driveway and detached garage offer parking for two vehicles, ensuring convenience for the modern homeowner. Although the property may be a little dated, it presents a fantastic opportunity for those looking to add their own personal touch and make it their own.

Offered for sale with no chain, this detached bungalow is a rare find in this sought-after location. Don't miss out on the chance to own a piece of village charm with this delightful property.

ENTRANCE HALL

Through a u.PVC double glazed front door into the hall where doors to all rooms lead off. There is a built in cupboard, a central heating radiator, a light and coving to the ceiling.

LOUNGE

18'6 x 11'3 (5.64m x 3.43m)

The spacious lounge with u.PVC double glazed windows to the side and rear and a u.PVC double glazed door into the garden. A Mahogany fire surround with a tiled back, a marble effect hearth and a coal effect gas fire within. There is a central heating radiator, a light, coving and ceiling rose to the ceiling.



7 THORNTON GARDENS, KEELBY GRIMSBY

LOUNGE



KITCHEN/BREAKFAST ROOM

13'0 x 10'2 (3.96m x 3.10m)

With a range of wall and base units, contrasting work surfaces incorporating a cream sink unit with a chrome mixer tap and tiled splash backs. There is plumbing for a washing machine and an electric cooker. A u.PVC double glazed window and door, a central heating radiator, vinyl to the floor and lights to a beamed ceiling.



7 THORNTON GARDENS, KEELBY GRIMSBY

KITCHEN/BREAKFAST ROOM



BATHROOM

9'1 x 6'4 (2.77m x 1.93m)

The bathroom comprising of a panelled bath with chrome taps and an Aqualisa shower, a pedestal wash hand basin and a toilet both with chrome fittings. A u.PVC double glazed window, fully tiled walls, a central heating radiator, a built in airing cupboard and a light to the ceiling.



7 THORNTON GARDENS, KEELBY GRIMSBY

BEDROOM 1

12'9 into bay x 11'3 (3.89m into bay x 3.43m)

This double bedroom to the front of the property with a u.PVC double glazed walk-in bay window, a central heating radiator and a light to the ceiling.



BEDROOM 1



7 THORNTON GARDENS, KEELBY GRIMSBY

BEDROOM 2

11'4 x 9'2 (3.45m x 2.79m)

Another double bedroom to the front of the property with a u.PVC double glazed window, a central heating radiator and a light to a beamed ceiling.



BEDROOM 3

11'3 x 8'3 (3.43m x 2.51m)

A single bedroom with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



7 THORNTON GARDENS, KEELBY GRIMSBY

GARAGE

The detached brick garage with an electric door, a u.PVC double glazed window to the side and there is light and power within.



OUTSIDE

The front garden has a fenced boundary with established bushes and decorative stone borders and is mainly block-paved for ease of maintenance and off road parking.



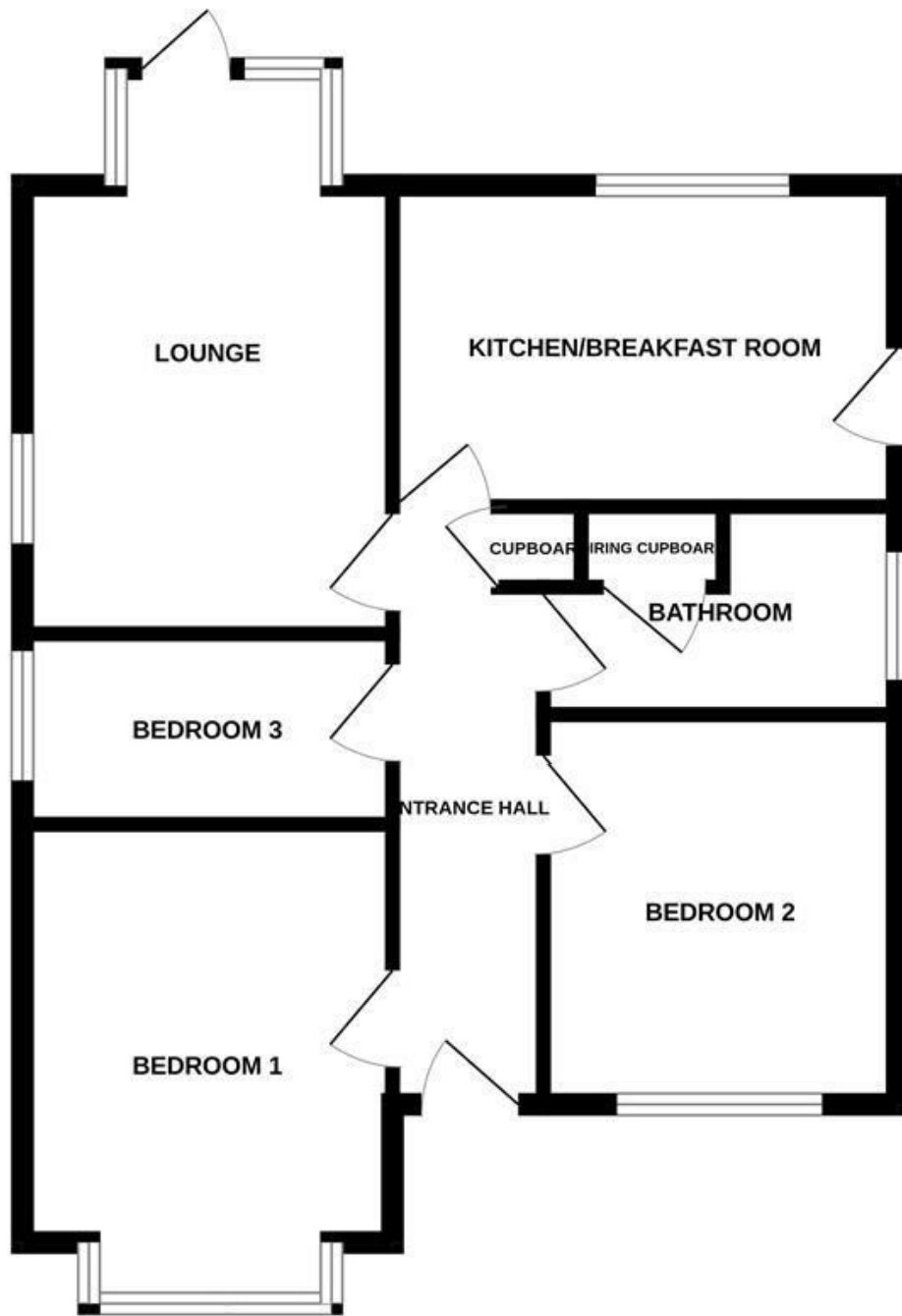
7 THORNTON GARDENS, KEELBY GRIMSBY

OUTSIDE

The rear garden has a fenced boundary and is mainly laid to decorative stones with a concrete pathway around. There is established borders and an outside tap.



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.

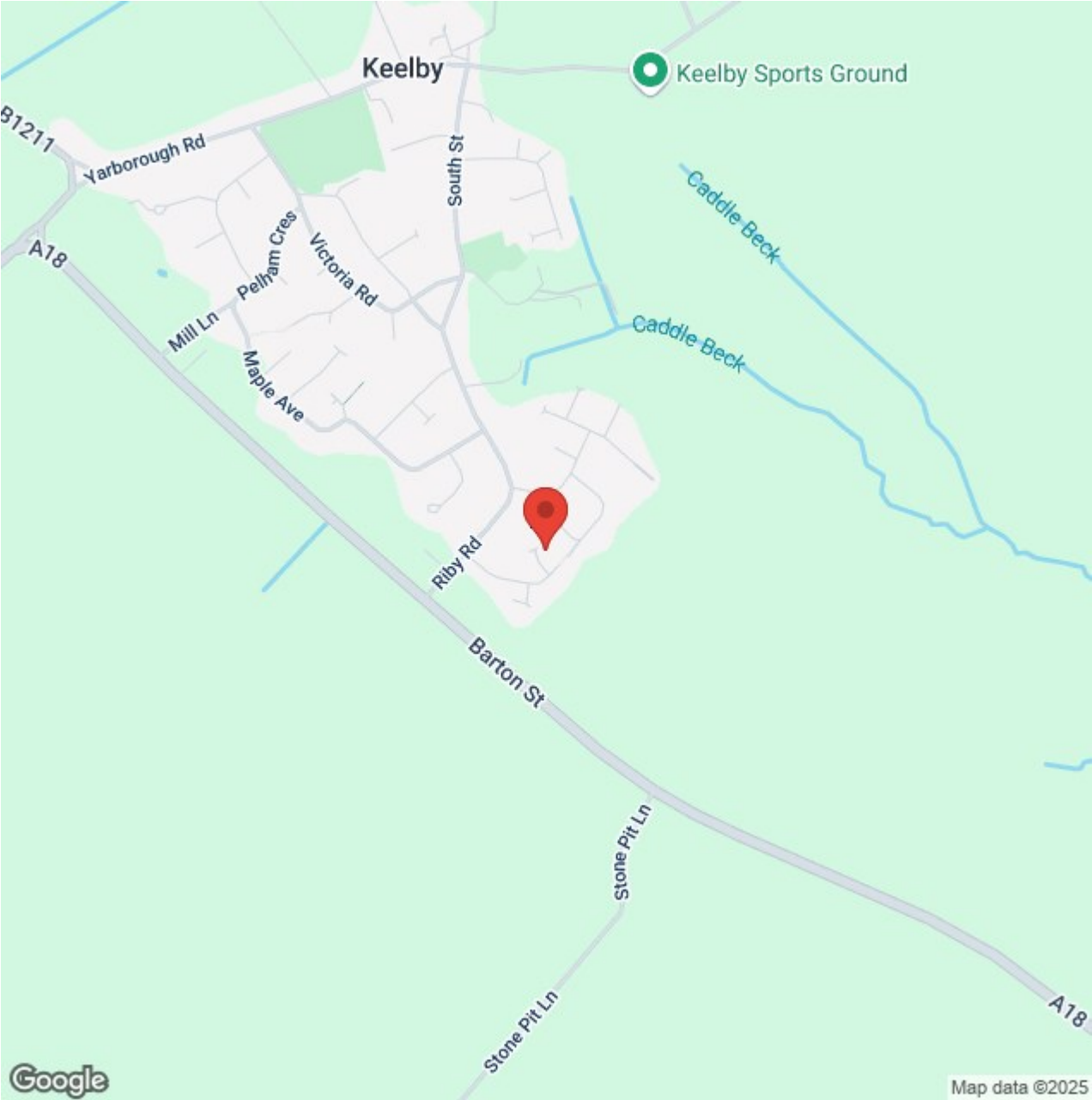
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC 	



ADDITIONAL NOTES

FREE VALUATIONS:

We offer a free valuation with no obligation, just call the office on 01472 698698 and ask for your free valuation, we are flexible with our times.

B.M.H. PROPERTY MANAGEMENT.

We offer a letting/management service:-

Four weekly payments / Regular inspections / credit checks / Our monthly fee is 12% **Inclusive of VAT** (i.e. 10% + V.A.T.) Call us if you are interested.

MORTGAGE ADVICE

WE CAN OFFER INDEPENDENT MORTGAGE ADVICE

Our local broker James Welham can help you find the best mortgage to suit you providing personal face to face expert advice either at our office or in the comfort of your own home.

Contact our office for further details on 01472 698698 or speak to James Welham directly on 07710 548 379 or james@jdwassociates.co.uk.

Bettles, Miles and Holland Estate Agents is an introducer to JDW Associates, which is an appointed representative of Lakeside Wealth Management Limited, which is authorised and regulated by the Financial Conduct Authority 458204.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

They normally charge a fee for mortgage advice. The amount will depend on your circumstances. A typical fee would be £99 payable upon application and further £300 payable on production of offer.

(BMH may recommend the services of James Welham JDW Associates but it is entirely sellers/potential buyers own decision to use the services and they are under no obligation to do so. BMH receive a referral fee/benefits worth £75 per mortgage completion. This has NO effect on the price sellers/potential buyers pay for the Mortgage Advice. It is purely an agreement between BMH and James Welham.)

STATUTORY NOTICE: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

Please note that none of the apparatus, equipment, whether gas or electrical have been tested and that we cannot verify that they are in full working order. We have done our utmost to provide fair, decent and honest information, we will not accept liability for any errors regarding measurements, council tax band, tenure etc, as they are for your general use only and not to be relied upon. We advise that you make your own enquiries. Should a purchaser require inspections or quotes for works on a property due to survey results, although we are only too pleased to recommend firms, we will not be held responsible for any works carried out before or after completion, or works not detected by the firms in question, they are only recommendations and have no connection with Bettles, Miles & Holland