

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



19 River Bank Close, Keadby, DN17 3BE

- 4 BED – EN-SUITE modern detached house • Integral Garage and parking •
- Very well presented throughout • Prime and quiet village setting with pretty views •
- Gas central heating • PVC double glazing •



£225,000



Keadby is a convenient commuter village settlement with local amenities, local railway station and is only 3 miles from Scunthorpe and motorway access and Gallagher Retail Park, etc....

Accommodation (room sizes approx. only)

Ground Floor

Front covered ENTRANCE

Reception LOBBY with multi pane door to:-

Central HALL wood grain flooring, radiator, new smoke detector, coving, personal door to garage and staircase leading off.

CLOAKS ROOM (1.5m x 1m) with radiator, vinyl flooring, window (blind) toilet and wash hand basin with tiled up stand.

Separate DINING ROOM (3.8m x 2.7m) front bay window to amenity space, radiator and coving.

Breakfast KITCHEN (3.7m x 2.8m) "light beech" plentiful units and continuous counter, tiled up stand, 1 ½ bowl sink, slide-in provision for dishwasher, wine rack, Zanussi gas hob and Stoves double oven, canopied extractor, rear private garden and leafy outlook (with blind), radiator, etc.

UTILITY (2m x 1.4m) to match the Kitchen with counter top, base cupboard, slide in/under provision for auto washer and fridge/freezer. Side external door.

LOUNGE (4.7m x 3.5m) french windows to rear lawn and terrace, radiator, mantled surround to marble fireplace fitted with electric pebble fire, tv point and coving.

Single flight staircase to **First Floor**

LANDING with radiator, new smoke detector and easy access to roof space (with ladder).

Main BEDROOM and EN-SUITE (3.8m x 3.3m) radiator, tv provision, rear window outlook (with blind) to private garden and woodland view. Re-styled **EN-SUITE** (1.8m x 1.7m) with part tiled décor, vinyl floor, shaver point, towel radiator, fan, toilet, wash basin in vanity unit and large cubicle with hand spray and rain shower.

Rear BEDROOM 3 (3m x 1.9m) radiator and leafy outlook (blind).

Main BATHROOM (2.1m x 1.8m) part tile décor, vinyl floor, wash basin, toilet, bath with shower over, radiator, fan, shaver point and window (blind).

BEDROOM 2 (2.9m min x 3.3m) open front outlook to maintained amenity land, radiator and in built airing cupboard.

BEDROOM 4 (3m x 2.1m) front pleasant outlook and radiator.

OUTSIDE

Integral **GARAGE** (2.5m x 5m) remote entry, personal door to internal accommodation, power and central heating boiler.

Front private drive access. 2 abreast parking spaces in front of the house, pebble mulched bed with plantings and lovely front outlook to maintained amenity space with plantings and gated access to picturesque River bank (ideal for strolls).

All round access and secure gated approach to:- Private, mature, and enclosed rear garden with paved walks and terrace, lawn, pebble mulched stocked borders with selected plantings for year round colour and interest, bird boxes, garden shed and leafy outlook beyond.

SERVICES (not tested)

Mains water, electric and drainage.

LPG central heating radiator.

Security system and CCTV

SUPPLEMENTARY CHARGE

There is an annual charge of approx. £240 due to the shared facilities on this residential scheme and there is annual service charge to cover maintenance and management of open space and common parts assessed from audited costings.

LOCAL AUTHORITY

North Lincolnshire Council

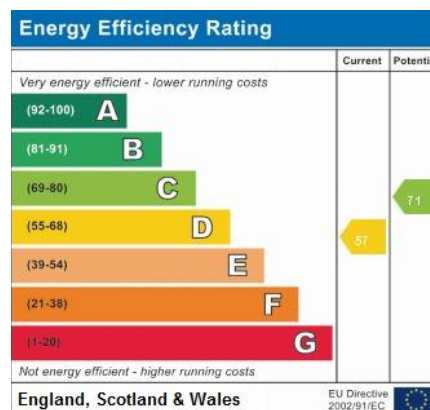
COUNCIL TAX Band 'C' (on-line enquiry)

TENURE

999 long Leasehold from 2003 approximately £80 per annum.

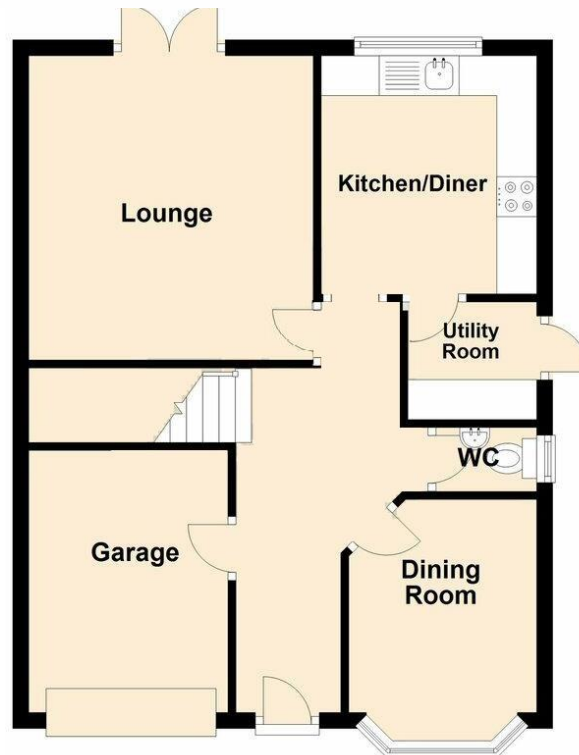
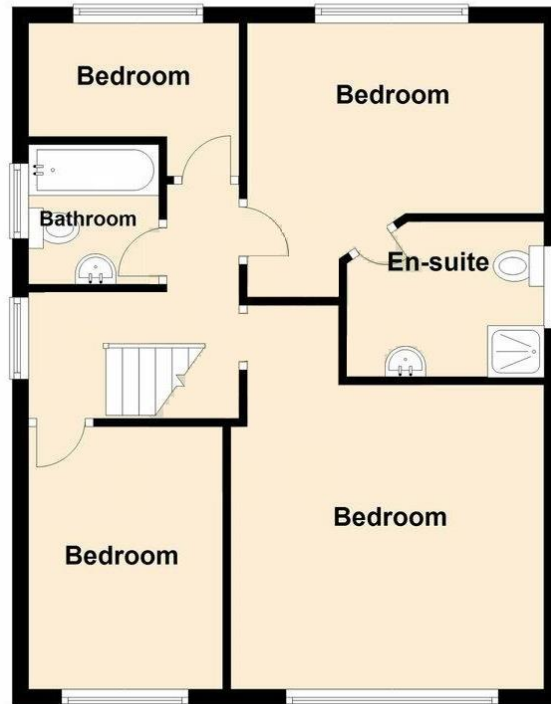
VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684





First Floor



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