

Buy. Sell. Rent. Let.



Riby Road, Keelby



2



1



2

When it comes to
property it must be


lovelle



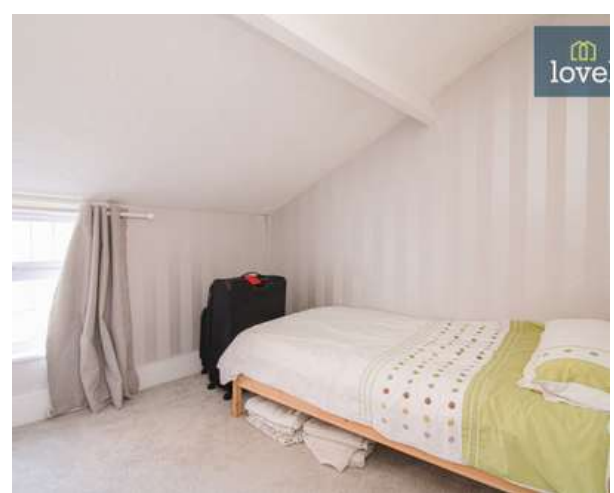
£130,000



For sale in the desirable Keelby village, this charming semi-detached cottage features characterful elements blended with modern comforts, including two reception rooms, a modern kitchen, two bedrooms, a well-appointed bathroom, and a spacious rear garden, all conveniently located near public transport and local amenities, with no onward chain for easy purchase.

Key Features

- Semi-Detached Cottage
- Two Bedrooms
- Two Reception Rooms
- Kitchen & Bathroom
- Generous Plot
- uPVC DG & GCH
- EPC rating D
- Tenure: Freehold



A charming semi-detached cottage, nestled in the sought-after location of Keelby village. This beautiful property brims with characterful features, offering a unique blend of charm and modern living. The home benefits from uPVC double glazing and gas central heating, making it a warm and comfortable haven all year round.

The property boasts two well-proportioned reception rooms. The first is a cosy lounge, complete with a log burner, perfect for those colder evenings. The second reception room serves as an inviting dining area, making it an ideal space for entertaining or enjoying family meals.

The house provides a modern kitchen, featuring double Belfast sinks, sleek units, and plumbing for a washing machine. For the culinary enthusiast, the kitchen also includes an oven and gas hob, providing the ideal environment for creating culinary masterpieces.

The property offers two bedrooms, one double and one single, both exuding a welcoming and homely ambiance. There is a well-appointed bathroom with a shower over the bath, a sink, and a WC.

One of the standout features of this property is the generous plot it sits on. The extensive rear garden offers ample space for outdoor enjoyment.

The property is ideally situated near public transport links, local amenities, and green spaces. The vicinity boasts walking and cycling routes, nearby schools, parks, and other local amenities, making this location ideal for couples or first-time buyers looking to settle in a thriving community. The property is offered with no onward chain, providing a smooth and straightforward buying process.

Measurements

Lounge 3.08m X 3.94m
Dining Room 3.12m X 2.77m
Kitchen 2.58m X 2.77m
Bedroom 1 3.10m X 3.92m
Bedroom 2 2.77m X 2.21m
Bathroom 2.54m X 1.97m

Disclaimer

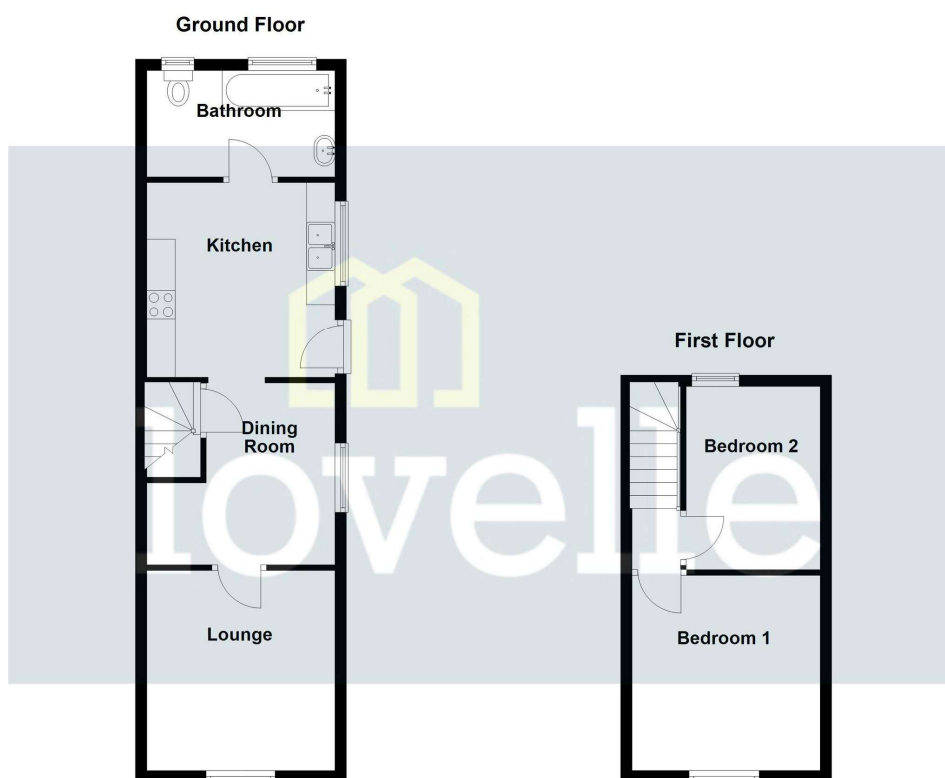
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Mobile and broadband

It is advised that prospective purchasers visit [checker . ofcom . org . uk](https://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.

Right of way

Neighbouring properties have a right of way down the right hand side of the property and a small section of the rear garden in order to enter their own property. It is advised that prospective purchaser discuss this with their legal representatives for further details.



Please be advised that the floor plan is not drawn to scale and items such as window placements and bathroom/kitchen fixtures are not accurate, the plans are not to be relied upon and are to be used for illustrative purposes only.
Plan produced using PlanUp.

When it comes to **property**
it must be


lovelle

01472 251918

grimsby@lovelle.co.uk