CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

IMMINGHAM

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER

Orchard Cottage, 8 Church Lane Keelby
Keelby
DN41 8ED

£269,000

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OFFICE HOURS

Mon to Fri	9am to 5.30pm (Tuesday opening 9.30am)
Saturday	9am to 3pm
Sunday	Closed

Lounge
12' 2" x 15' 11" (3.71m x 4.85m)
A charming traditional lounge offering a warm and inviting atmosphere, featuring classic design elements and a cosy layout. The room is centred around a feature fireplace, creating a natural focal point, while large windows allow plenty of natural light to fill the space. Finished with tasteful décor and ample room for comfortable seating, this is the perfect setting for relaxing or entertaining guests.

Dining room
12' 4" x 12' 2" (3.76m x 3.71m)
A charming traditional dining room offering a warm and inviting atmosphere, featuring classic design elements and a well-proportioned layout. The room is centred around a feature fireplace, creating an attractive focal point, while large windows allow plenty of natural light to fill the space. Finished with tasteful décor and ample room for a family dining table, this is the perfect setting for both everyday meals and entertaining guests.

Kitchen
7' 6" x 20' 0" (2.28m x 6.09m)
This stylish kitchen is a well appointed and functional space, thoughtfully designed to cater to modern living. Fitted with a range of stylish wall and base units, walk in pantry offering ample storage alongside generous worktop space, ideal for both everyday use and entertaining. Complemented by integrated appliances and contemporary finishes, the room provides a practical yet attractive setting, with plenty of natural light enhancing the overall sense of space.

Bedroom 1
11' 7" x 12' 2" (3.53m x 3.71m)
Bedroom one briefly comprises of carpeted flooring, built in wardrobes, radiator and uPVC window to the rear elevation

Bedroom 2
12' 2" x 14' 11" (3.71m x 4.54m)
Bedroom two briefly comprises of carpeted flooring, neutral decor, built in wardrobes and uPVC window to the rear elevation.

Bedroom 3
7' 6" x 11' 9" (2.28m x 3.58m)
Bedroom three briefly comprises of carpeted flooring, radiator and uPVC window to the side elevation.

Bathroom
7' 6" x 8' 3" (2.28m x 2.51m)
Benefitting from a bath, WC, basin, vinyl flooring, radiator and uPVC window to the side elevation.

Externally

Wet Room
5' 11" x 7' 6" (1.80m x 2.28m)
Located on the ground floor is this large, wheelchair access wet room.

Tenure
Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications
Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.
https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker

Viewings
Please contact the relevant marketing office and all viewings are strictly by appointment only please.

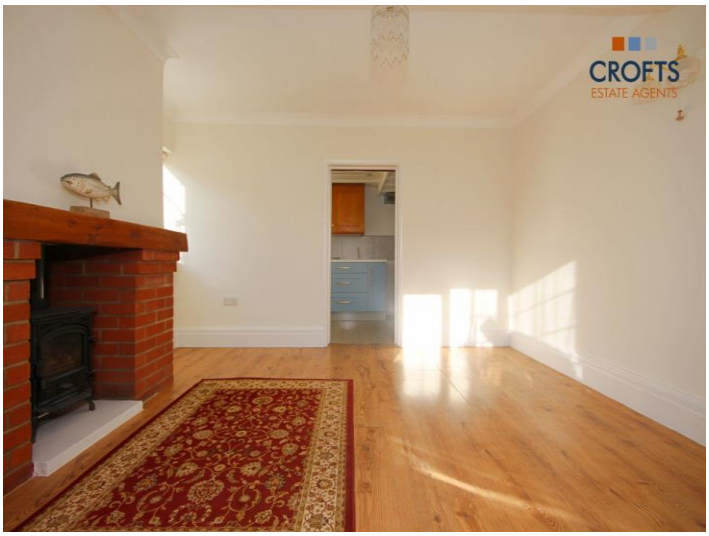
Council Tax Information
Band C: To confirm council tax banding for this property please view the website- www.voa.gov.uk/cti

Free Valuations
We offer a free valuation with no obligation, just call the relevant office, or visit www.croftsestateagents.co.uk seven days a week to arrange your free valuation.

Property Management
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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



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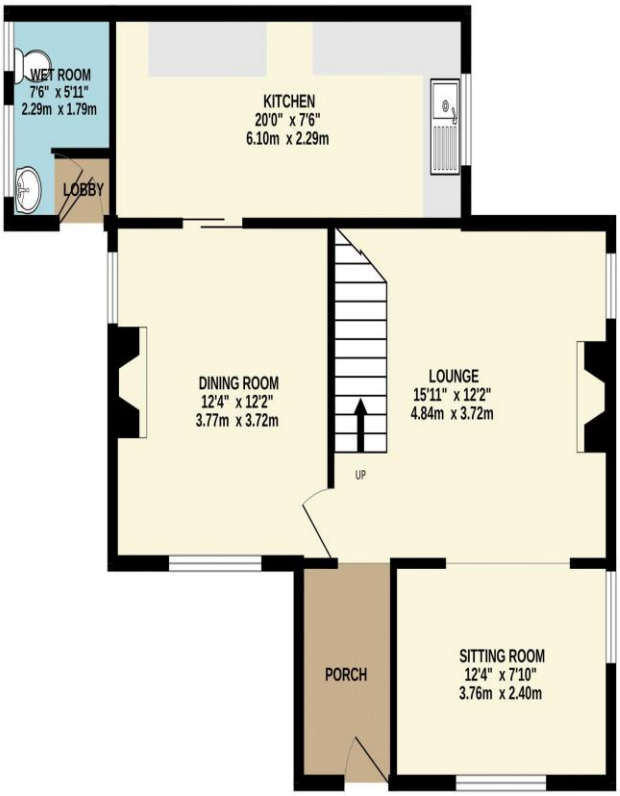
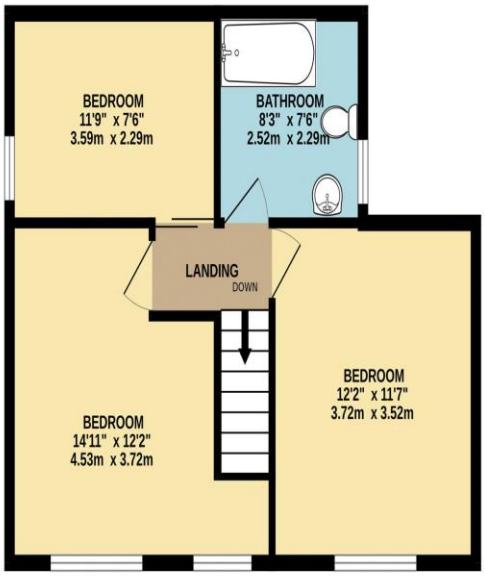
GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1367sq.ft. (127.0 sq.m.) approx.

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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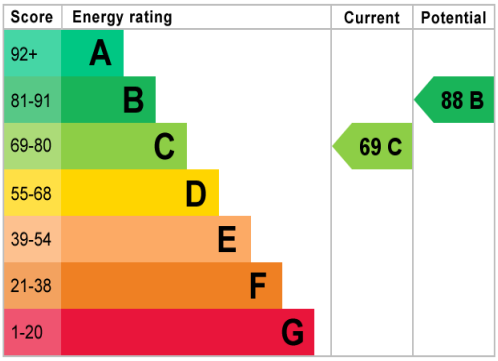

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