



4 Church Lane  
Keelby  
DN41 8ED

£450,000



# 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

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Website : [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)

#### OFFICE HOURS

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



### Hallway

A contemporary hallway with tiled flooring and underfloor heating offers the perfect blend of style and comfort. Large-format porcelain tiles in neutral tones create a clean, seamless look while enhancing the sense of space. The smooth, durable surface reflects natural and artificial light beautifully, giving the hallway a bright and welcoming feel.

### Lounge

15' 0" x 17' 9" (4.57m x 5.41m)

Step into a stunning, light-filled lounge where space and style combine effortlessly. Dual-aspect double-glazed windows flood the room with natural light, while elegant double-glazed bi-folding doors open seamlessly onto the rear garden and patio — perfect for indoor-outdoor living and entertaining. Underfoot, sleek ceramic tiles with luxurious underfloor heating create warmth and comfort all year round. A striking chimney breast recess houses a charming multi-fuel stove set on a slate hearth, forming a cosy focal point for relaxing evenings. Complete with TV and satellite points, stylish wall lighting, and contemporary bi-fold doors that blur the line between inside and out, this impressive living space is designed for both comfort and modern living.

### Kitchen/Diner

21' 4" x 24' 10" (6.50m x 7.56m)

A stunning deluxe kitchen featuring a sleek range of high-gloss white wall and base cabinets, beautifully complemented by luxurious granite worktops. A central island provides additional storage with generous cupboards and drawers beneath — perfect for both everyday living and entertaining. At the heart of the space sits an impressive AGA dual fuel cooker, boasting two electric ovens, a separate grill and warming store, and a five-burner gas hob set beneath a stylish stainless steel extractor hood. An American-style fridge freezer adds to the contemporary feel. Further benefits include an integrated dishwasher, elegant ceramic tiled flooring with underfloor heating and bi-fold doors.

### Utility room

5' 10" x 10' 8" (1.78m x 3.25m)

A utility room is a practical, hardworking space designed to keep the everyday essentials of a home neatly organised and out of sight. Typically located just off the kitchen or with access to the garden, it serves as a dedicated area for laundry, cleaning, and household storage.

### Sitting room

16' 11" x 17' 7" (5.15m x 5.36m)

This contemporary addition seamlessly connects the home to the garden through wide bi-fold doors, allowing natural light to flood the space and enhancing the sense of openness. Underfloor heating has been incorporated throughout, providing efficient, discreet warmth and freeing up wall space for flexible furniture layouts. Integrated LED lighting offers a clean, modern finish while creating a warm and inviting atmosphere, particularly in the evenings. Cleverly designed built-in storage maximises functionality without compromising on style, ensuring the room remains uncluttered and versatile for everyday living. The result is a thoughtfully designed sitting room that combines modern performance with refined aesthetics.

### Office/Bedroom

10' 2" x 11' 0" (3.10m x 3.35m)

The fourth bedroom, conveniently located on the ground floor, offers a flexible and practical space ideal for guests, a home office, or a quiet retreat. Positioned away from the main living areas, it provides privacy and easy accessibility. Generously proportioned and filled with natural light, the room can comfortably accommodate a double bed or be arranged as a productive workspace. Its ground floor setting also makes it perfect for multigenerational living or those seeking step-free access, adding both versatility and value to the home.

### Wet room

4' 10" x 11' 2" (1.47m x 3.40m)

Step into a luxurious, fully tiled shower room designed to impress. Elegant complimentary floor tiles flow seamlessly into a sleek walk-in shower area, complete with a powerful direct-feed shower for an invigorating start to your day. A contemporary WC and stylish vanity unit with ample cupboard storage sit beneath a chic mirror, beautifully enhanced by sophisticated wall lighting. Enjoy year-round comfort with underfloor heating, a chrome combination towel rail and radiator, and a discreet wall extractor fan. Ambient ceiling downlights create a warm, spa-like atmosphere, while a double-glazed side window brings in natural light to complete this stunning, modern retreat.

### Landing

A great space, providing access to all bedrooms with neutral decor and velux window offering gorgeous views of the church. The landing area also provides a possible home office area.

### Bedroom 1

15' 8" x 18' 4" (4.77m x 5.58m)

The master bedroom boasts built in wardrobes with sliding doors, carpeted flooring, radiator, en-suite and velux windows, which allow plenty of natural daylight to enter.

### En-suite

4' 0" x 8' 10" (1.22m x 2.69m)

Benefitting from a shower cubical, WC, basin, tiled flooring, radiator and velux window.

### Bedroom 2

11' 1" x 15' 11" (3.38m x 4.85m)

Bedroom two briefly comprises of carpeted flooring, radiator, built in wardrobes with sliding doors, additional storage cupboard and double glazed window to the front elevation.

### Bedroom 3

10' 2" x 15' 11" (3.10m x 4.85m)

Bedroom three briefly comprises of carpeted flooring, radiator, built in wardrobes with sliding doors and double glazed window to the rear elevation.

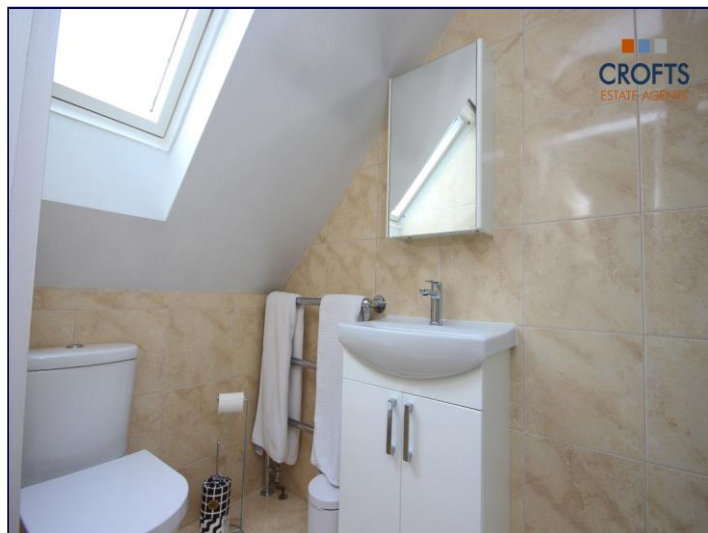
### Bathroom

8' 9" x 10' 0" (2.66m x 3.05m)

A modern four-piece bathroom suite brings together clean design and everyday functionality to create a calm, contemporary space. The suite typically includes a sleek bath, a low-profile shower enclosure, a streamlined toilet, and a stylish wash basin with matching vanity unit. Together, these four elements create a cohesive, sophisticated bathroom that feels bright, spacious, and effortlessly modern.

### Externally

The property boasts a beautifully mature rear garden, thoughtfully landscaped to provide a high level of privacy. A generous patio area creates an ideal space for al fresco dining and entertaining, while the garden's sun-trap aspect ensures it can be enjoyed throughout the day. To the front, there is extensive off-road parking, accessed via an attractive stoned driveway and enhanced by gated frontage, offering both security and strong kerb appeal.



### Heat source

The property benefits from a renewable heat source provided by an Air Source Heat Pump (ASHP), along with photovoltaic (PV) panels on the roof which offset electricity consumption for much of the year (with reduced generation during the winter months). A storage battery further enhances efficiency, and the feed-in tariff provides a positive contribution towards energy costs. Although the property retains a gas connection for the cooker hob, gas is not used for heating.



### 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 D: To confirm council tax banding for this property please view the website- [www.voa.gov.uk/cti](http://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](http://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.

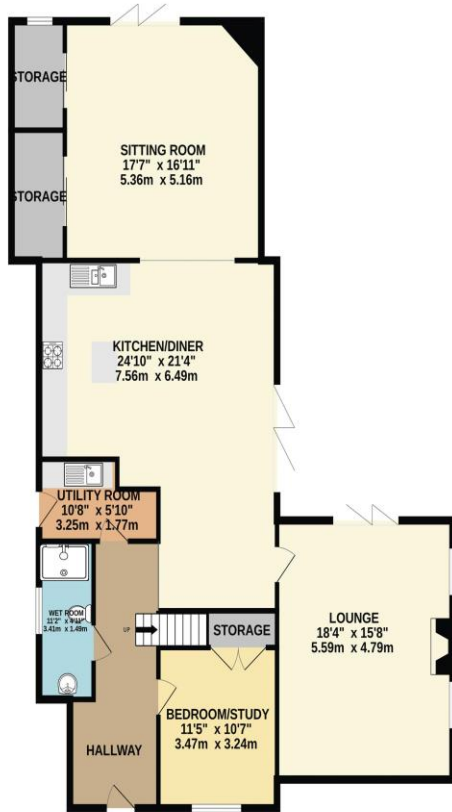
### Mortgage and Financial Advice

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 MORTGAGE OR OTHER LOAN SECURED ON IT.*



GROUND FLOOR  
1459 sq.ft. (135.6 sq.m.) approx.



1ST FLOOR  
878 sq.ft. (81.6 sq.m.) approx.



TOTAL FLOOR AREA : 2337 sq.ft. (217.2 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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Score	Energy rating	Current	Potential
92+	A	99 A	99 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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