



ESTATE AGENTS



Orchard Cottage, 8 Church Lane Keelby  
Keelby  
DN41 8ED

£285,000



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

IMMINGHAM

01469 564294

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



### 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](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.**

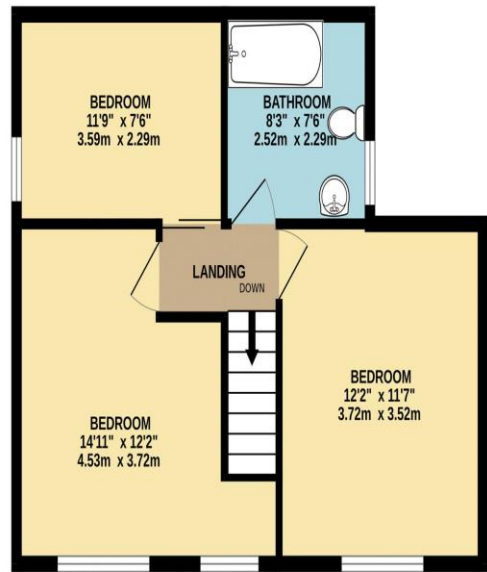




GROUND FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		