CROFTS ESTATE AGENTS
PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550









South Street
Keelby
DN41 8HE

Offers in the Region Of £75,000

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP
IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB
LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes: cleethorpes@croftsestateagents.co.uk
Email: Immingham : immingham@croftsestateagents.co.uk
Email: Louth : louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk









Property Introduction
Situated in the heart of the highly regarded village of Keelby, this charming two-bedroom cottage offers an excellent opportunity for a wide range of buyers seeking a characterful home in a desirable village setting. Offered for sale with NO FORWARD CHAIN, the property benefits from a modern shower room, recently upgraded boiler and double glazing, providing comfortable accommodation ready to be enjoyed. Combining character and practicality, the cottage offers an appealing blend of traditional charm and modern conveniences. The accommodation comprises of a lounge, fitted kitchen, two bedrooms and bathroom, offering well proportioned living space throughout. The property presents an excellent opportunity for purchasers looking to personalise a home to their own tastes over time while enjoying all the benefits of village life. Keelby is a popular and well served village, offering a range of local amenities, schooling, shops and excellent road links, making it an attractive location for a variety of purchasers. The property's setting combines the appeal of peaceful village living with convenient access to surrounding towns and commuter routes. Whether you're a first-time buyer, downsizer, investor or someone searching for a delightful village home, this attractive cottage offers plenty of appeal and must be viewed to fully appreciate all it has to offer.

Lounge
10' 0" x 15' 1" (3.05m x 4.59m)

Kitchen
6' 1" x 16' 4" (1.85m x 4.97m)

Bedroom 1
10' 0" x 12' 11" (3.05m x 3.93m)

Bedroom 2
8' 5" x 10' 8" (2.56m x 3.25m)

Shower Room
7' 8" x 7' 9" (2.34m x 2.36m)

Agent notes
As of the 06/11/2026 the property currently holds a valid Gas safety certificate and Electrical Safety Certificate.

Agent notes
A right of way to the side of the property leads you to the rear garden which is shared with the adjoining neighbour.

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, all viewings are strictly by appointment only please.

Council Tax Information
Band A: To confirm council tax banding for this property please view the websitewww.voa.gov.uk/cti

Mortgage Services
Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

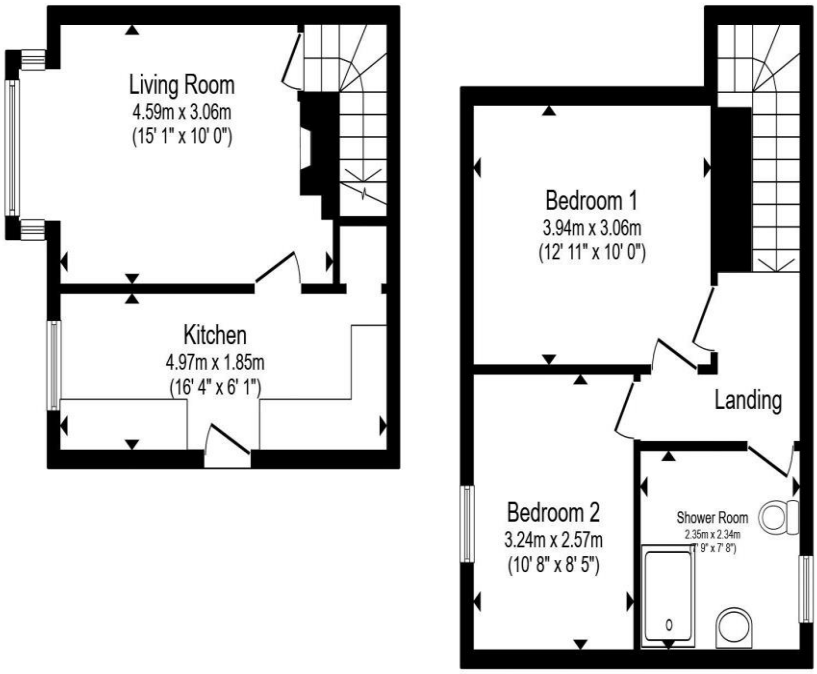
Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

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 for 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.







Ground Floor **First Floor**

Total floor area 65.3 m² (703 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

CROFTS
ESTATE AGENTS

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.
MS/SEQ/8768/08.26