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



Cloverley 3 Barton Street
Keelby
DN41 8EP

£195,000

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Property Description

Situated within the ever popular village of Keelby, this stylish and beautifully presented three bedroom semi detached property offers spacious and versatile accommodation, making it an ideal purchase for first time buyers, young families and those looking for a home ready to move straight into. Finished to a high standard throughout, the property comprises a welcoming entrance hall, a bright and spacious lounge, perfect for relaxing and entertaining, and a modern kitchen diner which forms the heart of the home. Offering ample cupboard and worktop space alongside room for family dining, this superb space is designed to cater for the demands of modern-day living. A separate utility room provides additional storage and practicality, helping to keep the main living areas clutter free. To the first floor are three well proportioned bedrooms, each tastefully decorated and offering comfortable accommodation for family members, guests or those working from home. The family bathroom is fitted with a contemporary suite and completed with stylish finishes. Outside, the property enjoys excellent kerb appeal to the front, whilst the enclosed rear garden provides a private and secure outdoor space ideal for relaxing, entertaining or family enjoyment during the warmer months. A driveway provides off road parking for multiple

vehicles. Located within easy reach of local amenities, well-regarded schools and transport links to Grimsby, Immingham and surrounding areas, this attractive home combines village living with everyday convenience. Early viewing is highly recommended to fully appreciate the quality, space and presentation of this superb family home.

Lounge

10' 0" x 11' 1" (3.05m x 3.38m)

A welcoming and well-presented living room offering a warm and relaxing atmosphere. With plenty of natural light and space for comfortable furnishings, it provides the ideal setting to unwind after a long day.

Kitchen/Diner

11' 0" x 17' 9" (3.35m x 5.41m)

A stylish and contemporary kitchen-diner, beautifully designed to create the perfect space for both everyday family life and entertaining. Featuring a range of modern units, generous work surfaces, and ample room for dining, this impressive space forms the heart of the home.

Utility room

6' 2" x 9' 3" (1.88m x 2.82m)

A practical utility room offering additional storage and laundry facilities, helping to keep the main living areas clutter-free while providing valuable extra workspace.

Bedroom 1

9' 11" x 11' 1" (3.02m x 3.38m)

Bedroom one briefly comprises of carpeted flooring, radiator and uPVC window front elevation.

Bedroom 2

9' 11" x 11' 0" (3.02m x 3.35m)

Bedroom two briefly comprises of carpeted flooring, radiator and uPVC window to the rear elevation.

Bedroom 3

7' 5" x 7' 8" (2.26m x 2.34m)

Benefitting from carpeted flooring, radiator and uPVC window to the front elevation.

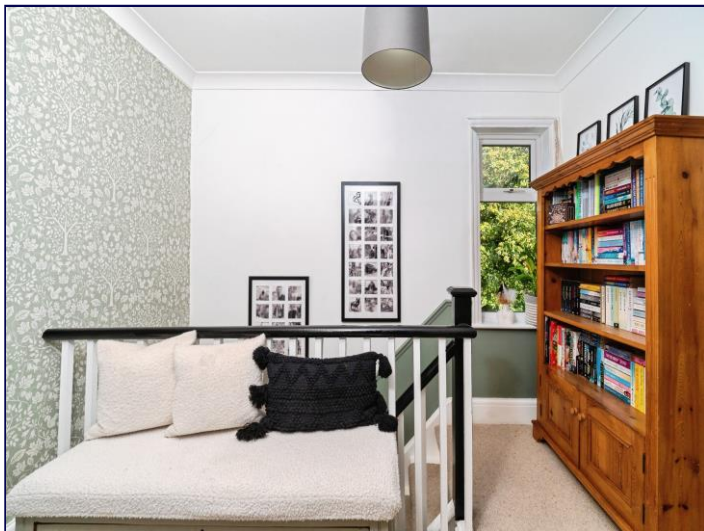
Bathroom

4' 4" x 7' 4" (1.32m x 2.23m)

A modern and stylish bathroom fitted with a quality three-piece suite, complemented by attractive tiling and contemporary finishes to create a relaxing and functional space.

Externally

Outside, the property enjoys excellent kerb appeal to the front, whilst the enclosed rear garden provides a private and secure outdoor space ideal for relaxing, entertaining or family enjoyment during the warmer months. A large driveway provides convenient off-road parking for multiple vehicles



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 B: To confirm council tax banding for this property please view the website www.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

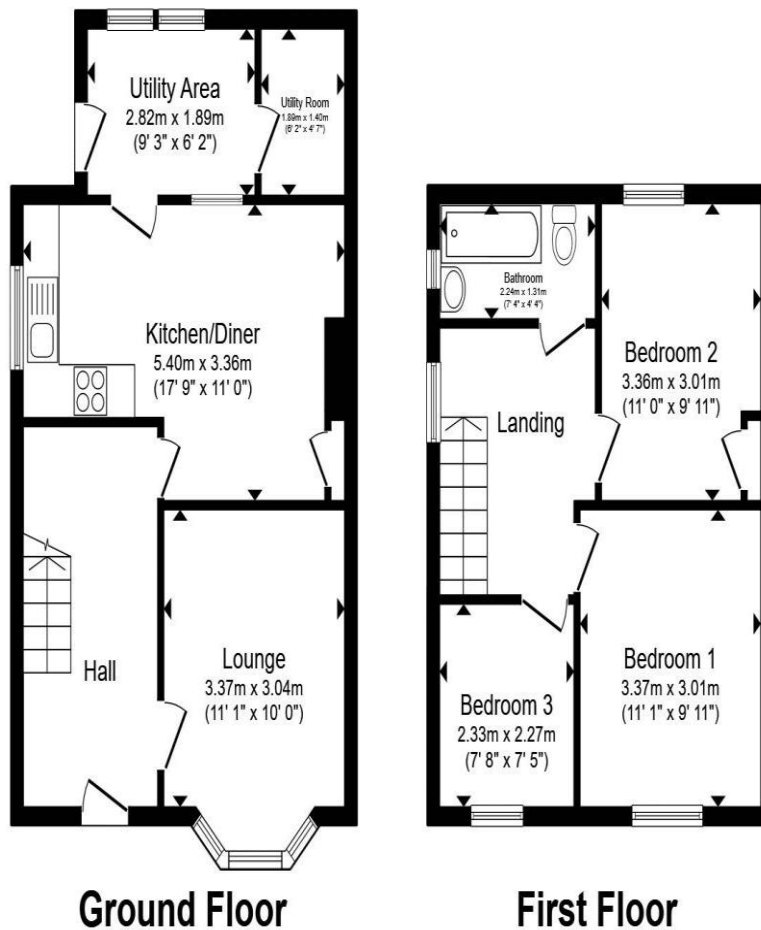
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.





Monday to Friday
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
Closed



Total floor area 83.2 m² (895 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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 enquiries, 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