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Cloverley 3 Barton Street
Keelby
DN41 8EP

£187,500

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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.

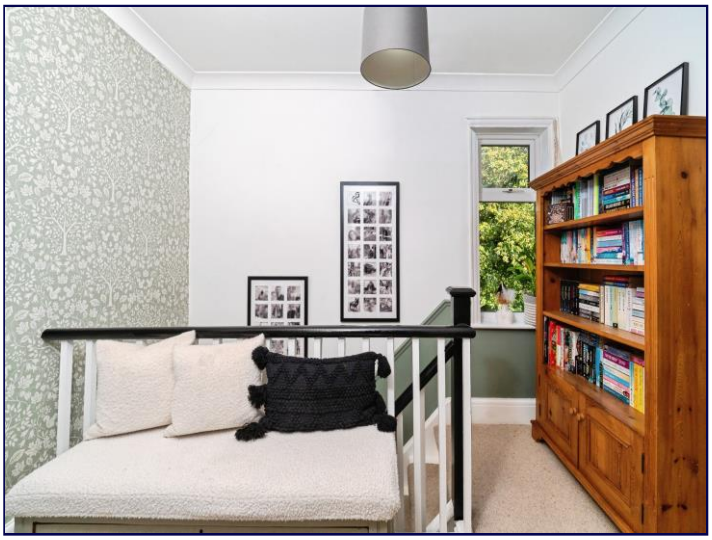
Bedroom 1
9' 11" x 11' 1" (3.02m x 3.38m)
Bedroom one briefly comprises of carpeted flooring, radiator and uPVC window front elevation.

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 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.





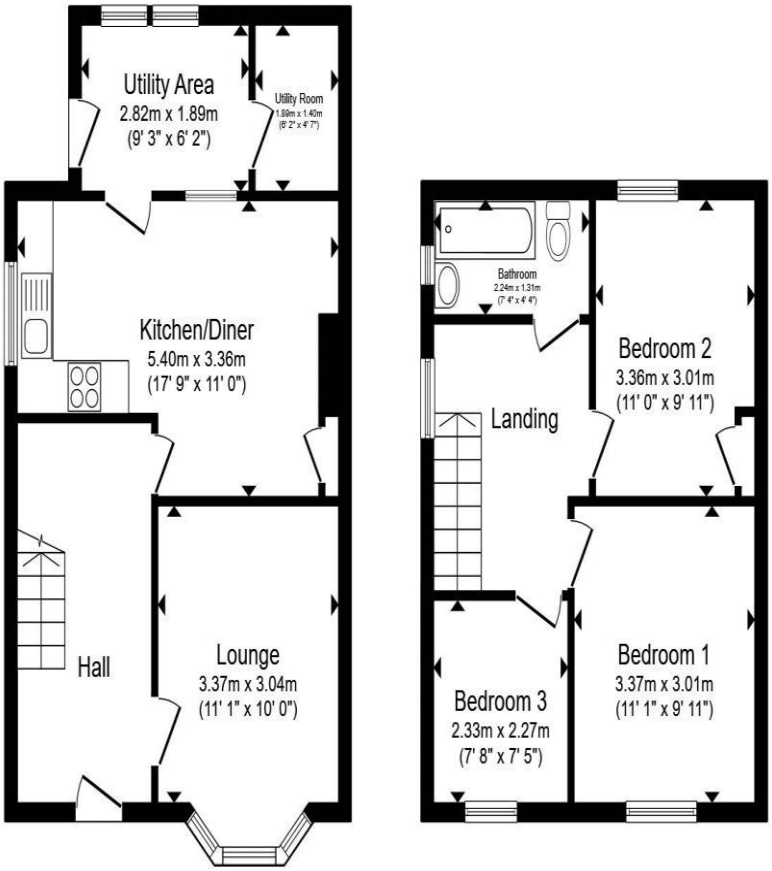








Monday to Friday	9am to 5.30pm (Tuesday opening 9.30am)
Saturday	9am to 3.00pm
Sunday	Closed



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

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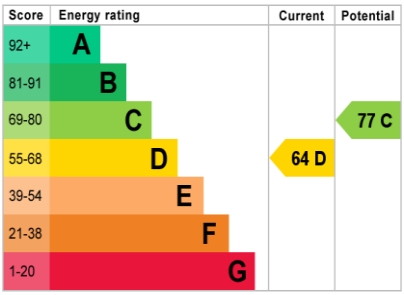

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MS/SEQ/8768/08.26