



## 4 Chapel Lane, Keadby

£140,000 Freehold

TRADITIONAL DETACHED FAMILY HOUSE · QUIET TRENTSIDE VILLAGE LOCATION · MODERN METHOD OF AUCTION · 4 BEDROOMS · 3 RECEPTION ROOMS · FITTED KITCHEN · MASTER EN-SUITE & FAMILY BATHROOM · MANAGEABLE ENCLOSED GARDENS · OFF STREET PARKING · VIEW VIA OUT SCUNTHORPE OFFICE

No chain. 4 bed detached home in Keadby. Requires updating. Off-street parking, low-maintenance gardens. Modern Method Of Auction sale. EPC: F, Council Tax Band: B. Contact Scunthorpe office to view.  
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

- TRADITIONAL DETACHED FAMILY HOUSE
- QUIET TRENTSIDE VILLAGE LOCATION
- MODERN METHOD OF AUCTION
- 4 BEDROOMS
- 3 RECEPTION ROOMS
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### Front Entrance Hallway

Includes a front composite entrance door, laminate flooring, wall to ceiling coving and an opening leads through to;

### Inner Hallway

Has a traditional single flight staircase leading to the first floor accommodation, electric storage heater, an under the stairs WC with low flush WC and pedestal wash hand basin and internal doors allow access off to;

### Lounge

12' 10" x 12' 10" (3.90m x 3.90m)

Has a front uPVC double glazed window and wall to ceiling coving.

### Play Room/Office

8' 2" x 12' 2" (2.50m x 3.70m)

Has a rear uPVC double glazed window and wall to ceiling coving.

### Front Dining Room

12' 7" x 12' 2" (3.83m x 3.70m)

With a front uPVC double glazed window, laminate flooring, electric storage heater, wall to ceiling coving and an opening leads through to;





### **Kitchen**

8' 10" x 12' 2" (2.70m x 3.70m)

With a side uPVC double glazed door with window allowing access out to the side of the property and a rear uPVC double glazed window. The kitchen provides a range of grey fronted low level units, drawer units and wall units with laminate working top surfaces with a single stainless steel sink unit with drainer to the side and block mixer tap, built-in Lamona electric oven with a four ring matching hob with overhead canopied extractor, plumbing for an automatic washing machine and space for a tall fridge freezer.

### **First Floor Landing**

Includes wall to ceiling coving, an electric storage heater and doors leading off to;



### **Master Bedroom 1**

13' 1" x 12' 8" (4.00m x 3.86m)

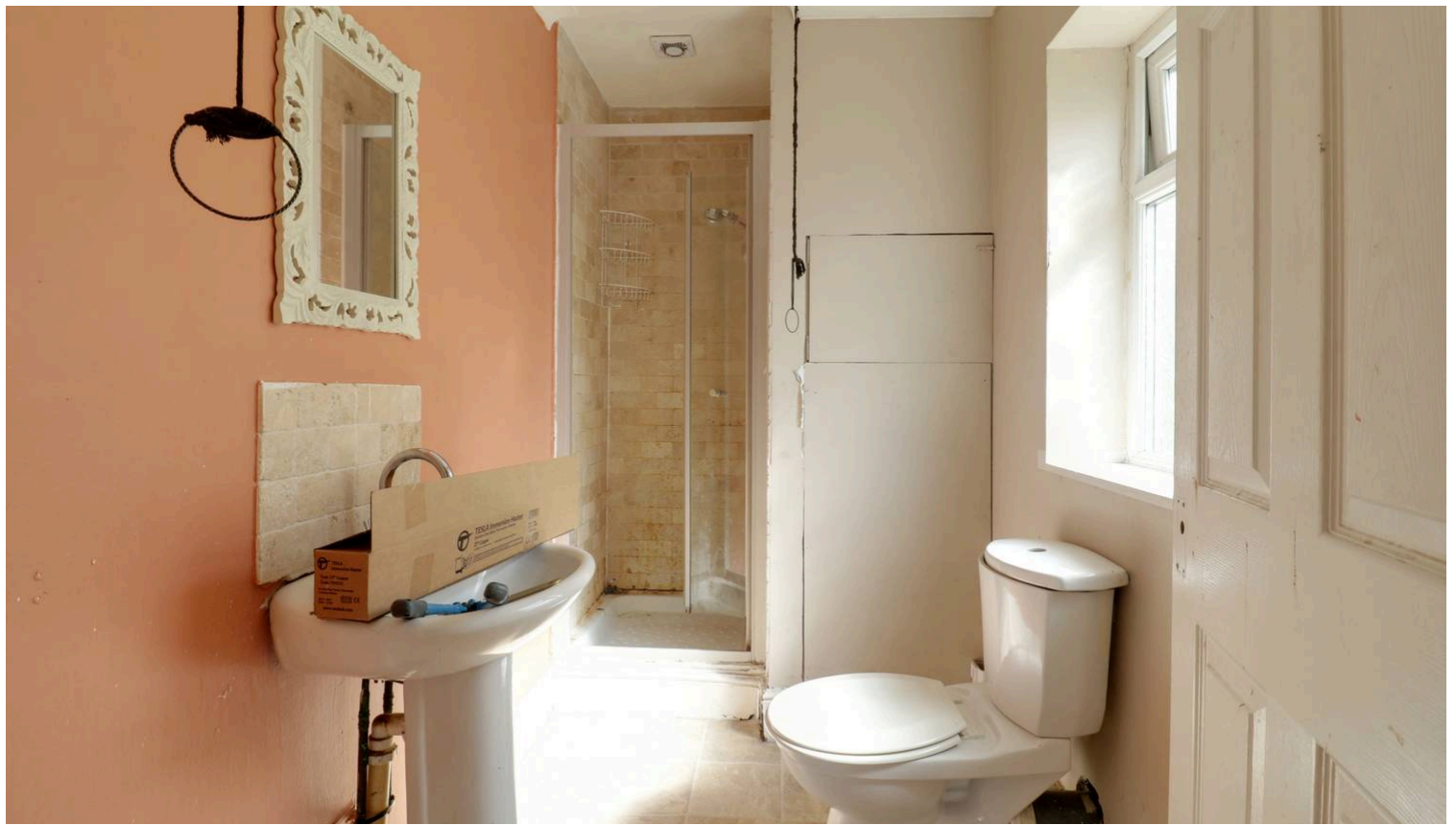
With a front uPVC double glazed window, wall to ceiling coving, electric storage heater, TV input and a door leading through to;

### **En-Suite Shower Room**

9' 1" x 4' 11" (2.76m x 1.50m)

With a side uPVC double glazed window with frosted glazing and a three piece suite comprising a low flush WC, pedestal wash hand basin and a walk-in shower cubicle, built-in airing cupboard and vinyl flooring.





### **Front Double Bedroom 2**

13' 1" x 13' 1" (4.00m x 4.00m)

With a front uPVC double glazed window, electric storage heater and wall to ceiling coving.

### **Rear Double Bedroom 3**

9' 1" x 13' 1" (2.76m x 4.00m)

With a rear uPVC double glazed window, loft access and an electric storage heater.

### **Front Bedroom 4**

7' 10" x 9' 10" (2.40m x 3.00m)

With a front uPVC double glazed window and electric storage heater.

### **Family Bathroom**

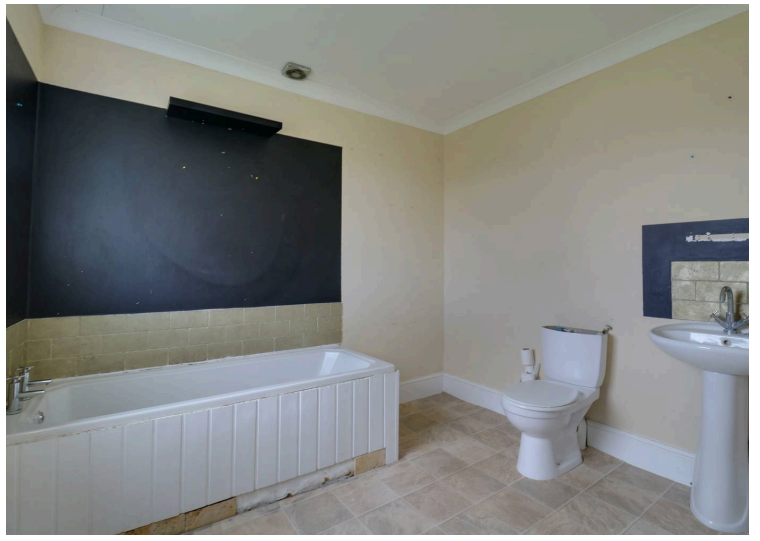
9' 1" x 7' 10" (2.76m x 2.40m)

With a rear uPVC double glazed window with frosted glazing, enjoying a three piece suite in white comprising a low flush WC, pedestal wash hand basin, panelled bath, vinyl flooring and wall to ceiling coving.

### **Grounds**

The property provides a broad front garden with an adjoining hard standing driveway which allows ample off street parking to the front of the property and side access that leads to an overhead storage room.

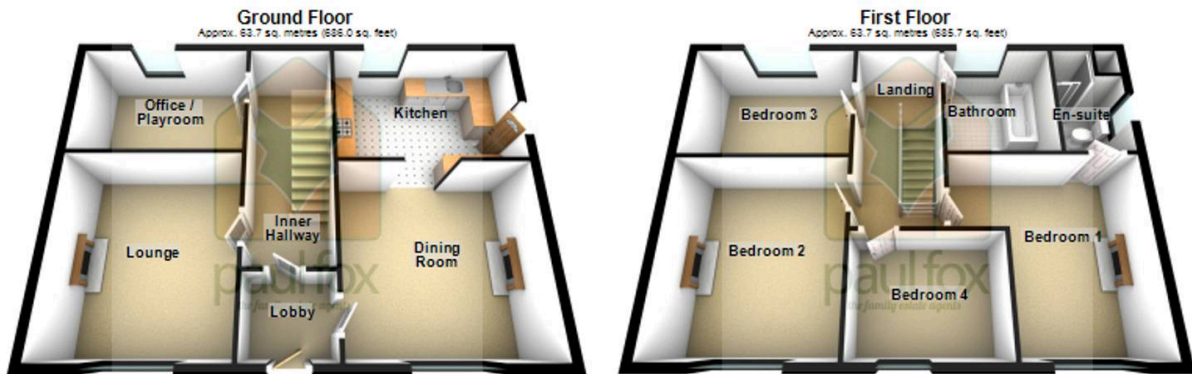








Total area: approx. 127.4 sq. metres (1371.7 sq. feet)



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