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**1 West Lane
Keelby
DN41 8EJ**

**Offers in the Region
Of £329,950**

Immaculately and beautifully presented is this impressive and spacious three bedroom detached house. Set in stunning, extensive, wraparound gardens the property is in a little-known gem of a location in the sought after village of Keelby. Ideal for a variety of buyers, this lovely family home benefits from good schools and a variety of shops and amenities on its door step. With excellent road links with easy access to the A180, Habrough Train Station and Humberside Airport, the property also has the advantage of being within the Caistor Grammar catchment. Located in an idyllic old part of the village, you are greeted with a vast sweeping block-paved, wrought-iron gated driveway, meandering through the expansive, well-maintained, secluded, gardens to the property's integral garage and welcoming external storm porch. Upon entering, internal viewing will reveal the ground floor, boasting a generously proportioned, light and airy Entrance Hallway, Lounge Diner, Kitchen/Diner, separate Utility Room, Cloakroom, Rear Hallway and Integral Garage. Heading to the first floor you will find a generous landing, 3 spacious double Bedrooms including built-in wardrobes, a large Family Bathroom and substantial eaves storage.

Address : 21 Kennedy Way, Immingham, DN40 2AB
Email : immingham@croftsestateagents.co.uk
Website : www.croftsestateagents.co.uk

OFFICE HOURS

Mon to Fri
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3pm
Closed



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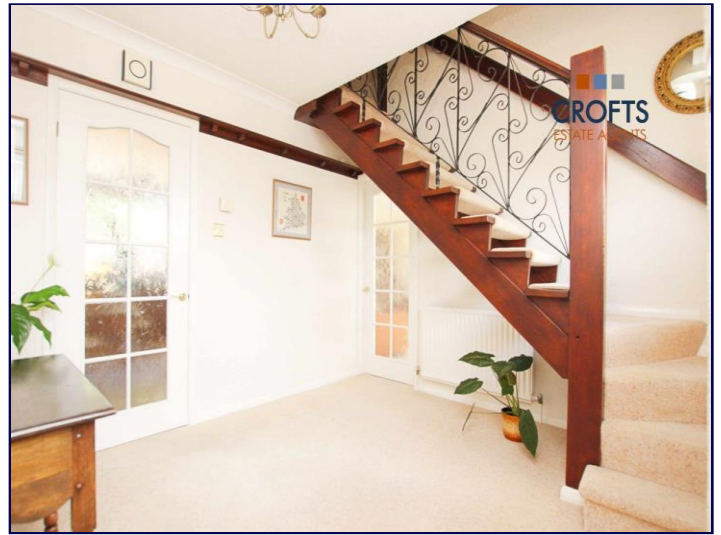
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Entrance Hallway

Light and airy and providing access to the Lounge/Diner, Kitchen/Diner and the Stairs, the generously proportioned Entrance Hallway showcases the beautiful dark wood staircase with black wrought iron balustrade. The feature balustrade is complimented by the neutral carpeted flooring and wallpapered decor, dark wood picture rail running the perimeter of the room, radiator and uPVC double-glazed window and entrance door to the front elevation.

Lounge/Diner

25' 9" x 11' 11" (7.84m x 3.63m)

The impressively spacious Lounge/Diner benefits from neutral luxury wallpaper, carpeted flooring continued from the Entrance Hallway, two radiators and a marble fireplace with wood surround and coal effect fire. The dual aspect uPVC double-glazed windows include a bay-style window to the front elevation which adds to the luminosity of the room, while the uPVC, double-glazed triple-sliding doors to the rear provide access to the extensive and well-maintained patio area, perfect for entertaining and al fresco dining.

Kitchen/Diner

14' 4" x 10' 7" (4.37m x 3.22m)

The well appointed, generously proportioned Kitchen/Diner has lots to offer. Ideal for families, the Kitchen/Diner benefits from neutral luxury wallpaper, real wood base and wall units with built-in wine rack, stylish and hardwearing granite style worktop and matching splashback, 1.5 composite sink with draining board, modern, neutral opus-style, stone-look luxury block wood flooring, room for family dining table, four ring Bosch induction hob, extractor, integrated Bosch double oven, fridge, Indesit dishwasher, and pull out under counter kitchen waste bin, radiator and uPVC double-glazed windows to the rear elevation providing views of the well proportioned, well maintained patio.

Cloakroom

2' 9" x 5' 4" (0.84m x 1.62m)

Accessed via the Rear Hallway, the Cloakroom briefly comprises of neutral modern decor, luxury flooring continued from the Kitchen/Diner and Rear Hallway, W.C., handbasin with splashback tiles, radiator, built-in wooden cupboard, providing a discreet housing for the gas metre and uPVC double glazed window to the rear elevation.

Utility Room

3' 1" x 5' 4" (0.94m x 1.62m)

Accessed via the Rear Hallway, the Utility Room briefly comprises of neutral decor, tiled flooring, Worcester boiler and space for a washer/dryer.

Integral Garage

19' 2" x 8' 6" (5.84m x 2.59m)

With useful internal access via a door off the Rear Hallway, the Integral Garage includes a handy base and wall unit, space for a chest freezer, an electric roller front door to the front elevation, radiator and uPVC double-glazed window to the side elevation giving lovely views of the garden.

Rear Hallway

Off the Kitchen/Diner and providing useful access to the Utility Room Cloakroom and Integral Garage, the Rear Hallway benefits from neutral modern decor, luxury flooring continued from the Kitchen/Diner and upVC double-glazed door giving access to the rear patio.

Landing

The generously proportioned Landing benefits from neutral wallpapered decor and luxury carpeted flooring continued from the stairs and Entrance Hallway, radiator, substantial airing cupboard housing the back boiler and with large useful fitted shelves for ample storage, cupboard providing access to the very generously-sized eaves storage which has partially boarded wood flooring.

Bedroom 1

14' 1" x 12' 3" (4.29m x 3.73m)

The spacious Master Bedroom includes neutral modern luxury wallpaper, carpeted flooring, radiator, built-in wooden wardrobes with dressing table and uPVC double-glazed windows to the front elevation, providing impressive views of the sweeping driveway.

Bedroom 2

17' 6" x 9' 0" (5.33m x 2.74m)

Generously proportioned, Bedroom 2 benefits from luxury neutral wallpaper and carpeted flooring, radiator, spacious built-in wardrobe which may have the potential to be converted to an ensuite (subject to any necessary planning permission and building regulations) and uPVC double-glazed windows to the front and side elevation, providing beautiful views of the wraparound gardens.

Bedroom 3

14' 1" x 6' 7" (4.29m x 2.01m)

With modern decor including neutral luxury wallpaper and feature wall, Bedroom 3 also benefits from neutral carpeted flooring, radiator, built-in wardrobe and cupboard and uPVC double-glazed window to the front elevation.

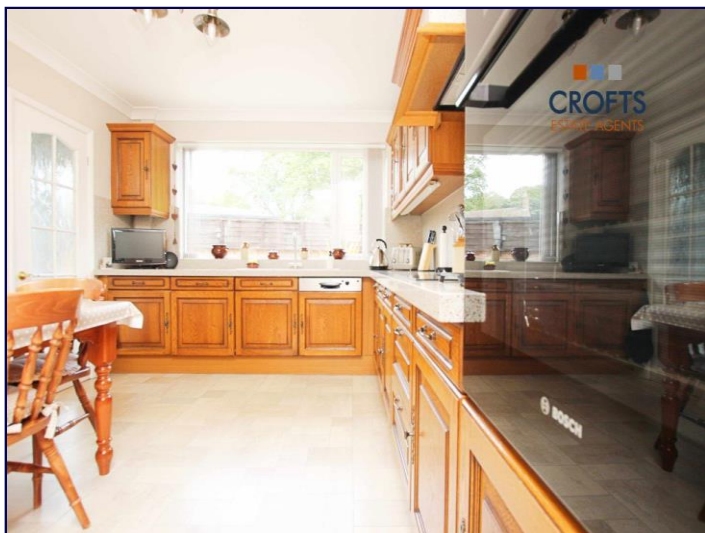
Family Bathroom

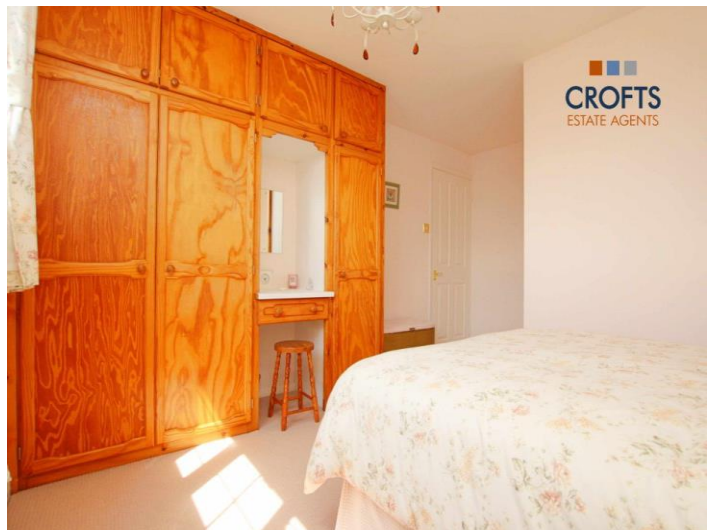
8' 0" x 7' 0" (2.44m x 2.13m)

The well appointed Family Bathroom benefits from neutral decor, wood-effect laminate flooring, modern, neutral tiling to the walls including half-wall, round bath and splashback tiling, heated towel rail, extractor fan, P-shaped bath with electric showerhead and curved shower screen, W.C., hand basin, built-in vanity cupboard and uPVC double-glazed windows to the side elevation.

Exterior

Having an impressive approach, with mature, well pruned conifer hedges, the Exterior to the property includes a sweeping block-paved, wrought-iron gated driveway. Meandering past a black wrought-iron lamppost, the feature driveway leads to the integral garage and wraparound footpath. The driveway is bordered on either side by extensive, well maintained lawns, which give way to neat flowerbed borders with mature shrubs and a feature rockery. On either side of the property the wraparound footpath provides secure, gated access to the rear. Beyond a well manicured privet hedge the rear garden includes an extensive well maintained patio. Providing a private sanctuary the generously proportioned patio, is bordered by neat ornamental chippings and a brick wall and fencing to the perimeter. To the rear side elevation and discreetly screened beyond the patio is a space for a large garden shed with a tranquil mature tree border.





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.

Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band D: To confirm council tax banding for this property please view the website- 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 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.

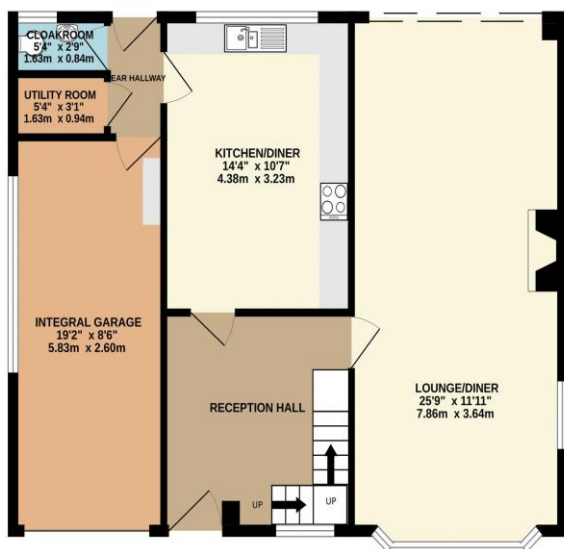
Mortgage and Financial Advice

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.

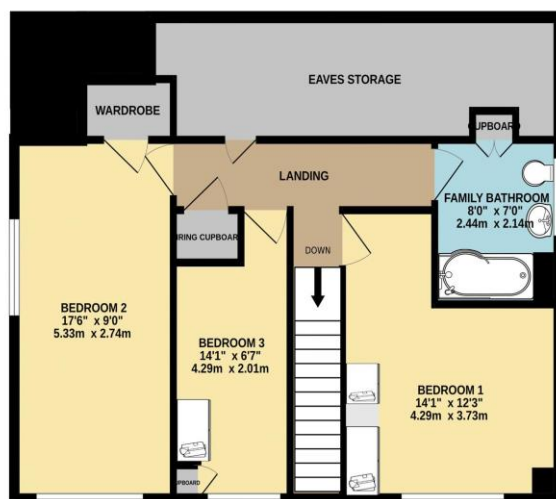
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
774 sq.ft. (71.9 sq.m.) approx.



1ST FLOOR
683 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA: 1457 sq.ft. (135.3 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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