



36 Queens Crescent
Keadby, DN17 3DJ
£115,000

Bella
properties

**** NO CHAIN ** BACK ON THE MARKET DUE TO A COLLAPSED CHAIN ****

Bella Properties welcomes to the market this charming mid terrace home located on Queens Crescent, in the village of Keadby. Deceptively spacious, this home boasts well proportioned rooms throughout including three sizeable bedrooms, an open plan kitchen/dining room and a separate utility.

Located in the heart of Keadby, this property keeps a rural feel while still being within easy reach of local amenities and transport links. Viewings are now available on this home and come highly recommended!

The property itself briefly comprises the entrance hall, living room, kitchen/diner and utility to the ground floor, with the landing, three bedrooms, bathroom and W/C to the first floor. Externally, there is a low maintenance garden to the front of the property with a beautifully presented rear garden which is laid to lawn with seating areas, as well as gated off-road parking at the rear.



Hall 8'3" x 3'8" (2.54 x 1.12)

Entrance to the property is via the front door and into the hall. Internal door leads to the living room and carpeted stairs lead to the first floor accommodation.

Living Room 9'5" x 17'8" (2.89 x 5.39)

Wooden flooring with two central heating radiators and uPVC window faces to the front of the property.

Kitchen/Diner 15'9" x 9'1" (4.82 x 2.79)

Wooden flooring with coving to the ceiling, central heating radiator, two uPVC windows face to the rear of the property and external door leads to the rear garden. Base height and wall mounted units with countertops, tiled splashbacks, integrated oven, hob and overhead extractor fan, integrated sink and drainer and space and plumbing for white goods. Opening leads to the utility and internal door leads to under stairs storage cupboard.

Utility 9'5" x 5'6" (2.89 x 1.68)

Base height and wall mounted units with countertops, tiled splashbacks and space and plumbing for white goods. External door leads to the rear of the property.

Landing

Carpeted with coving to the ceiling and internal doors lead to the three bedrooms, two storage cupboards, bathroom and W/C.

Bedroom One 9'7" x 11'10" (2.94 x 3.62)

Carpeted with coving to the ceiling, central heating radiator, built in wardrobe and uPVC window faces to the front of the property.

Bedroom Two 9'0" x 7'11" (2.76 x 2.42)

Carpeted with coving to the ceiling, central heating radiator and uPVC window faces to the rear of the property.

Bedroom Three 8'9" x 9'7" (2.69 x 2.94)

Carpeted with coving to the ceiling, central heating radiator, built in storage and uPVC window faces to the front of the property.

Bathroom 5'11" x 6'4" (1.81 x 1.95)

Laminate flooring with tiled walls, central heating radiator and uPVC window faces to the rear of the property. A two piece suite consisting of bathtub with overhead shower and sink with vanity unit.

W/C 6'6" x 2'6" (1.99 x 0.78)

A two piece suite consisting of toilet and sink. Laminate flooring with uPVC window facing to the rear of the property.

External

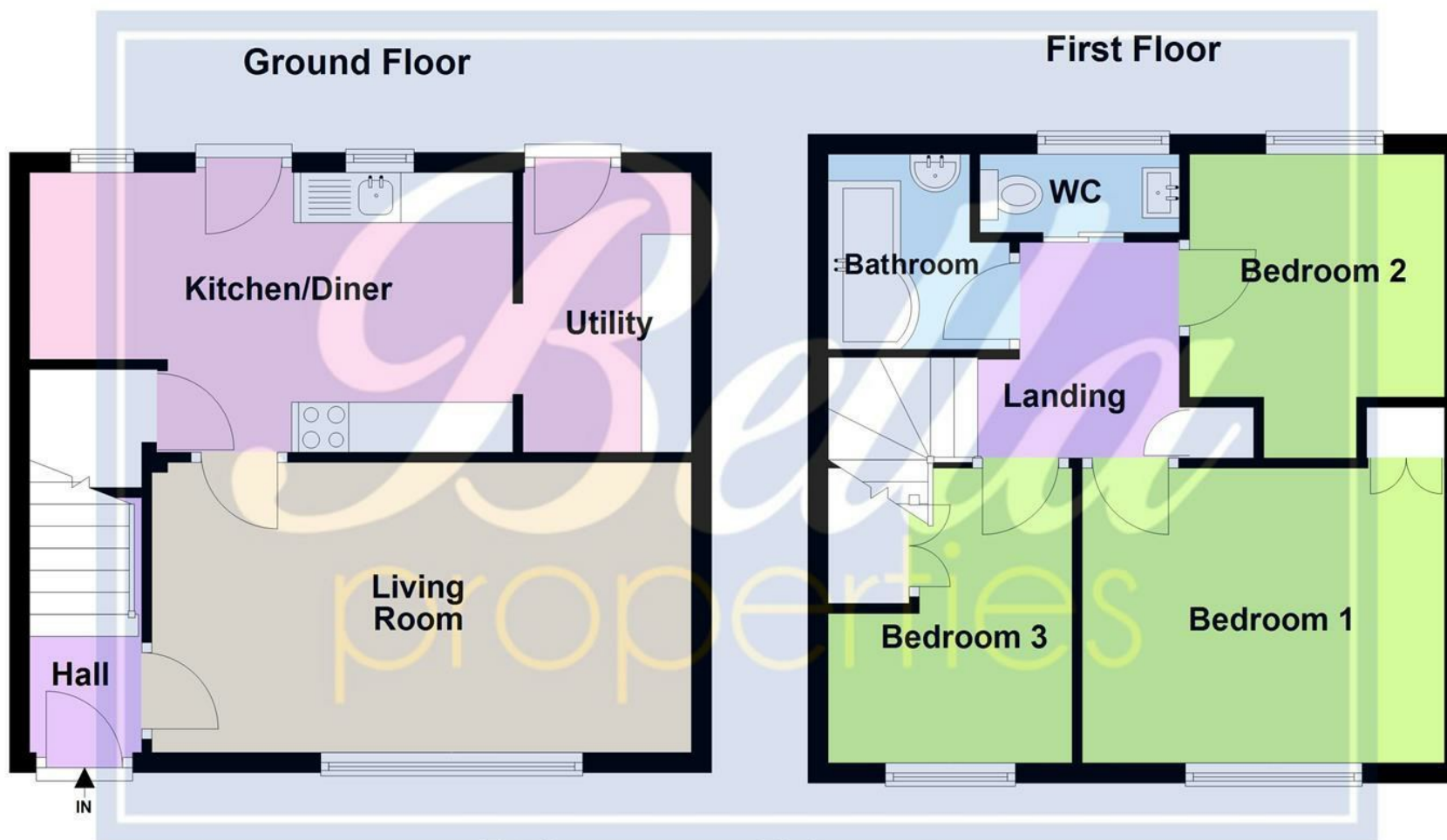
To the front of the property is a low maintenance garden and to the rear is a beautifully presented garden with patio and undercover seating area, ideal for entertaining, with a raised lawned garden and gated off road parking. Behind the property is a lawned area with beautiful river views.

Disclaimer

The information displayed about this property comprises a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.







Total area: approx. 76.8 sq. metres

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		56
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		