



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

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



8 Maple Avenue
Keelby
DN41 8EN

Offers in the Region Of £245,000

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:
Email: Immingham :
Email: Louth :

cleethorpes@croftsestateagents.co.uk
immingham@croftsestateagents.co.uk
louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Property Description

Situated in the highly desirable village of Keelby, this spacious four bedroom semi detached family home offers well presented and versatile accommodation throughout, making it an ideal purchase for growing families and those seeking village living with excellent local amenities. The property welcomes you with a bright and inviting entrance hall leading to a generous lounge, perfect for relaxing and entertaining. To the rear, the well appointed kitchen with breakfast bar provides an excellent social space for family life, featuring ample storage and workspace with views over the rear garden. A convenient ground floor WC, utility and separate dining room completes the downstairs accommodation. To the first floor are four well proportioned bedrooms, including a spacious principal bedroom and study/crafts room, together with a modern family bathroom finished to a high standard. Externally, the property benefits from a private and enclosed rear garden, ideal for outdoor dining, children's play, and entertaining guests. To the front, there is off road parking providing practicality for modern family living.

Lounge

10' 9" x 12' 5" (3.27m x 3.78m)

A welcoming and spacious lounge offering a comfortable living space, featuring ample natural light and providing the perfect setting for relaxing or entertaining guests.

Dining Room

7' 9" x 19' 5" (2.36m x 5.91m)

Kitchen

9' 0" x 19' 5" (2.74m x 5.91m)

A stylish and well equipped kitchen fitted with a oak units and complemented by granite worktops and a solid oak breakfast bar, creating a practical and attractive heart of the home.

Utility room

A useful utility room providing additional storage and workspace, with plumbing for laundry appliances and convenient access to the rear of the property.

Bedroom 1

11' 3" x 13' 1" (3.43m x 3.98m)

Bedroom one comprises of carpeted flooring, radiator, fitted wardrobes and uPVC window.

Bedroom 2

9' 10" x 9' 11" (2.99m x 3.02m)

Bedroom two comprises of laminate flooring, radiator and uPVC window.

Bedroom 3

8' 0" x 9' 10" (2.44m x 2.99m)

Currently set up as an office, the third bedroom benefits from carpeted flooring, built in storage cupboard over the stairs, radiator and uPVC window.

Bedroom 4

7' 1" x 12' 1" (2.16m x 3.68m)

Benefitting from carpeted flooring, neutral decor and uPVC window.

Study

7' 0" x 8' 2" (2.13m x 2.49m)

Offering vinyl flooring, base and wall mounted units with worktop, radiator and uPVC window.

Bathroom

6' 6" x 7' 1" (1.98m x 2.16m)

A well appointed family bathroom fitted with three piece suite comprising bath with shower over, wash basin and WC, complemented by tiled flooring, down lighting and uPVC window.

Externally

Externally, the property benefits from a private and enclosed rear garden, ideal for outdoor dining, children's play, and entertaining guests. To the front, there is off-road parking providing practicality for modern family living.



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

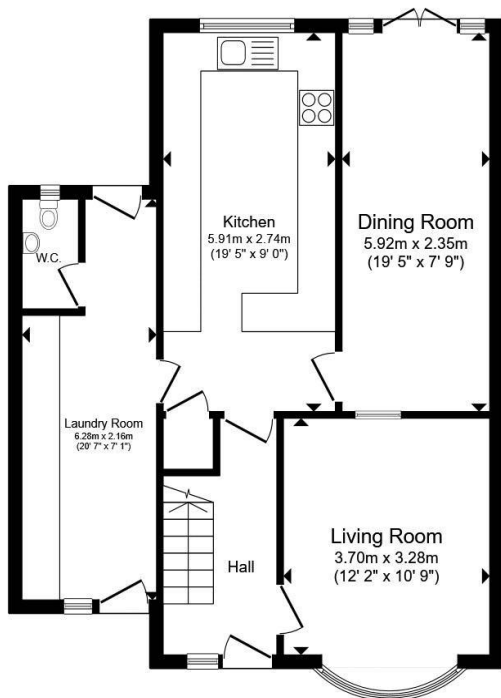
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.



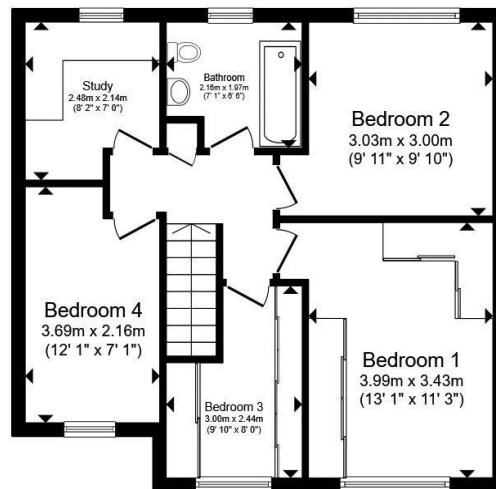


Monday to Friday
Saturday
Sunday

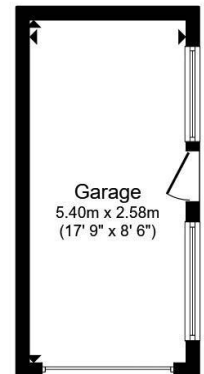
9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
Closed



Ground Floor



First Floor



Garage

Total floor area 129.7 m² (1,396 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		89 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		