



13 Churchill Avenue Keelby  
Keelby  
DN41 8HN

Offers in the Region Of  
£225,000

Found in this quiet cul-de-sac in the sought after village of Keelby is this well presented three bed detached bungalow, which is being sold with NO FORWARD CHAIN. Offering manicured gardens and a resin driveway to enhance the kerb appeal, this home boasts excellent road links with easy access to the A180, local amenities and falls within the catchment of Caistor Grammar school. Heading inside the property via the porch will reveal the entrance hallway, spacious lounge, open plan kitchen-diner, sun room and WC. To the first floor there are three good size bedrooms, all of which are doubles and a lovely three piece bathroom suite. Externally there is ample off road parking with detached garage and beautifully presented gardens to the front and rear.



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

IMMINGHAM

01469 564294

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

Address : 21 Kennedy Way, Immingham, DN40 2AB  
Email : [immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)  
Website : [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)

#### OFFICE HOURS

Mon to Fri 9am to 5.30pm (Tuesday opening 9.30am)  
Saturday 9am to 3pm  
Sunday Closed



### Lounge

12' 5" x 12' 10" (3.78m x 3.91m)

This spacious living room which is the full width of the front of the home, benefits from carpeted flooring, radiator, coving, gas fire place and dual aspect uPVC windows including bay.

### Dining Room

9' 2" x 12' 0" (2.79m x 3.65m)

Open planned to the kitchen, this room benefits from carpeted flooring, neutral decor, radiator and window to the rear.

### Kitchen

9' 2" x 12' 0" (2.79m x 3.65m)

Benefitting from base and wall mounted units with roll top counter, integral dishwasher and fridge freezer, carpeted flooring, tiled splashback and dual aspect uPVC windows. There is also a freestanding cooker with gas hob and one and a half sink with drainer.

### Bedroom 1

12' 5" x 12' 10" (3.78m x 3.91m)

Bedroom one briefly comprises of carpeted flooring, radiator, eaves storage and uPVC window to the front elevation.

### Bedroom 2

9' 2" x 9' 6" (2.79m x 2.89m)

Bedroom two briefly comprises of carpeted flooring, radiator, fitted wardrobes and uPVC window to the rear elevation.

### Bedroom 3

9' 2" x 9' 6" (2.79m x 2.89m)

Bedroom three briefly comprises of carpeted flooring, radiator, fitted wardrobes and uPVC window to the rear elevation.

### Bathroom

5' 6" x 8' 2" (1.68m x 2.49m)

Located on the first floor, there bathroom consists of a bath with shower above, WC, vanity basin, majority tiled walls, towel rail radiator and uPVC window to the side elevation.

### Externally

Tucked in the corner of a quiet cul-de-sac, is this lovely detached property which oozes in kerb appeal. The resin driveway creates ample off road parking to the side with detached garage to the rear. The gardens to the front and rear are delightful and have been well manicured over the years.



Immingham 01469 564294

OFFICE HOURS  
Mon to Fri 9am to 5.30pm (Tuesday opening 9.30am)  
Saturday 9am to 3pm  
Sunday Closed

### 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 C: To confirm council tax banding for this property please view the website- [www.voa.gov.uk/cti](http://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](http://www.croftsestateagents.co.uk) seven days a week to arrange your free valuation.

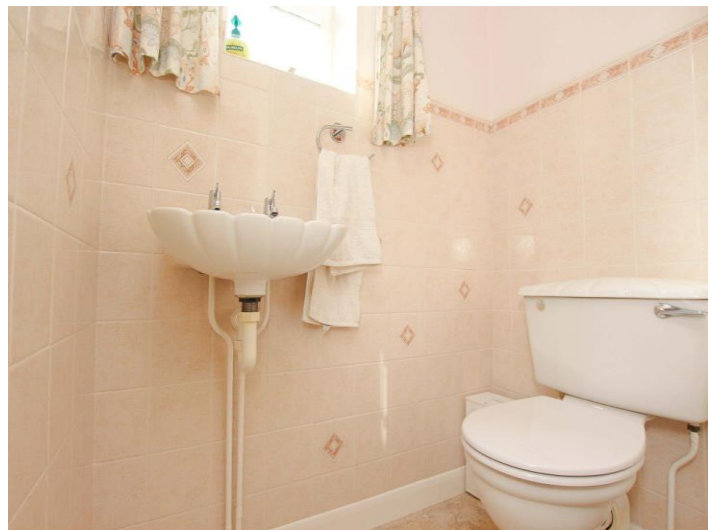
### Property Management

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

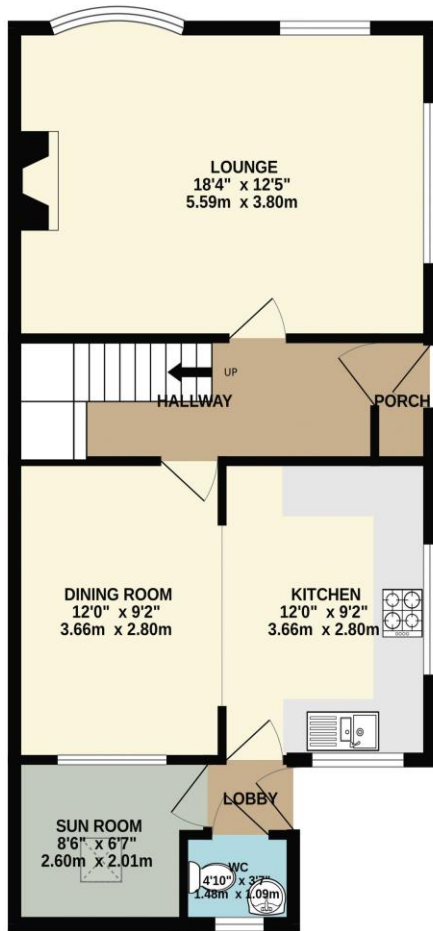
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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

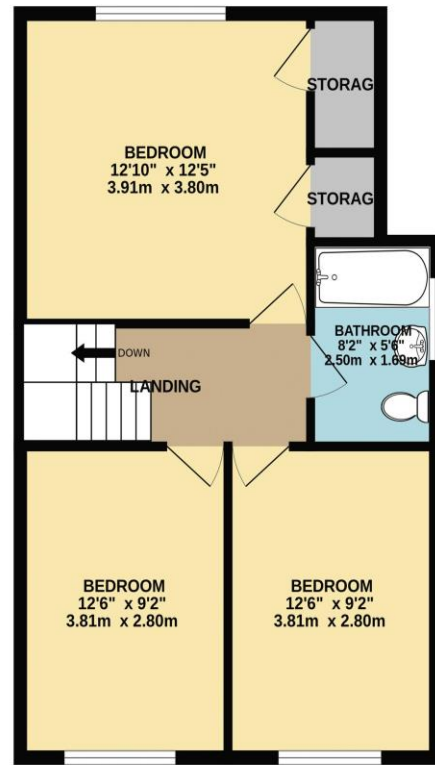




GROUND FLOOR  
616 sq.ft. (57.3 sq.m.) approx.



1ST FLOOR  
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA: 1143 sq.ft. (106.2 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.  
Made with Metropix ©2024