



33 Raithby Avenue Keelby  
Keelby  
DN41 8SH

Offers in the Region Of  
£310,000

Situated in the sought after village of Keelby is this delightful four bed detached house, which is excellently positioned with beautiful open field views to the rear. Offering easy access to the A180, Immingham and Grimsby this home is perfect for a growing family, with the home offering spacious living throughout, plenty of local amenities and falls within the Caistor Grammar catchment. Internal viewing is a must in order to fully appreciate this home and doing so will reveal the entrance hallway, lounge, open plan dining room/snug, kitchen and WC. To the first floor there are four bedrooms, family bathroom and en-suite to the master bedroom. Externally, there is ample off road parking to the front, generous size and well maintained gardens to the front and rear, with the rear garden offering gorgeous open field views.



# CROFTS ESTATE AGENTS

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

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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' 8" x 23' 7" (3.86m x 7.18m)

Occupying the full width of the rear of the property, this spacious lounge benefits from carpeted flooring, radiator, light and modern decor and sliding uPVC door to the rear.

### Dining Room/snug

8' 8" x 21' 9" (2.64m x 6.62m)

This spacious room provides versatile living with plenty of space for a large dining table and chairs with additional space to the front to occupy a small sofa and TV unit. The room briefly comprises of carpeted flooring, radiator, sliding doors leading to the lounge and dual aspect uPVC windows.

### Kitchen

8' 6" x 17' 9" (2.59m x 5.41m)

This modern kitchen benefits from a range of handless base and wall mounted units, integral oven with induction hob, plumbing for a washing machine, dishwasher and dryer, combi boiler built into the unit and uPVC window and side door. Another quirky feature is the splashback with built in TV!

### Bedroom 1

11' 7" x 15' 2" (3.53m x 4.62m)

Neutrally decorated, the master bedroom benefits from fitted wardrobes, carpeted flooring, en-suite, radiator and uPVC window to the front elevation.

### En-suite

5' 5" x 5' 8" (1.65m x 1.73m)

This wet room en-suite, which is found in the master bedroom benefits from tiled flooring and part tiled walls, LED lighting, shower, WC, vanity basin and uPVC window to the front elevation.

### Bedroom 2

9' 9" x 14' 9" (2.97m x 4.49m)

Bedroom two briefly comprises of carpeted flooring, radiator, coving and a uPVC window to the rear elevation offer fantastic open field views.

### Bedroom-3

9' 9" x 11' 7" (2.97m x 3.53m)

Currently used as home workshop, bedroom three comprises of laminate flooring, radiator, light decor and uPVC window to the rear elevation.

### Bedroom 4

7' 7" x 8' 10" (2.31m x 2.69m)

Currently used as a home office, the fourth bedroom comprises of carpeted flooring, radiator and uPVC window to the front elevation.

### Bathroom

5' 8" x 7' 7" (1.73m x 2.31m)

Benefitting from a bath with shower attachment, WC, basin, laminate flooring, part tiled walls, radiator and uPVC window to the side elevation.

### Externally

To the front there is a low maintenance front garden with driveway and gravelled section to the side offering ample off road parking. Heading through the side gate will lead you into the delightful rear garden which is made up of a patio area with pergola, set in lawn, flower bed and stunning open field views to the rear. There is also a detached garage with uPVC French doors and to the right of the property is a large, covered lean to area.



### OFFICE HOURS

### 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](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.

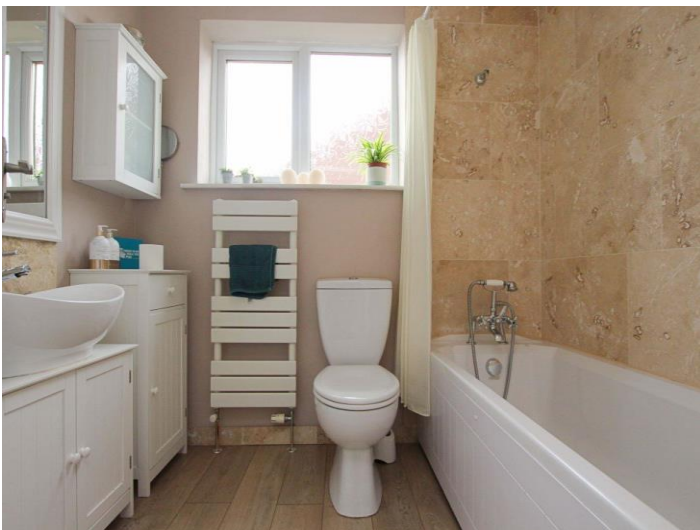
### Property Management

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

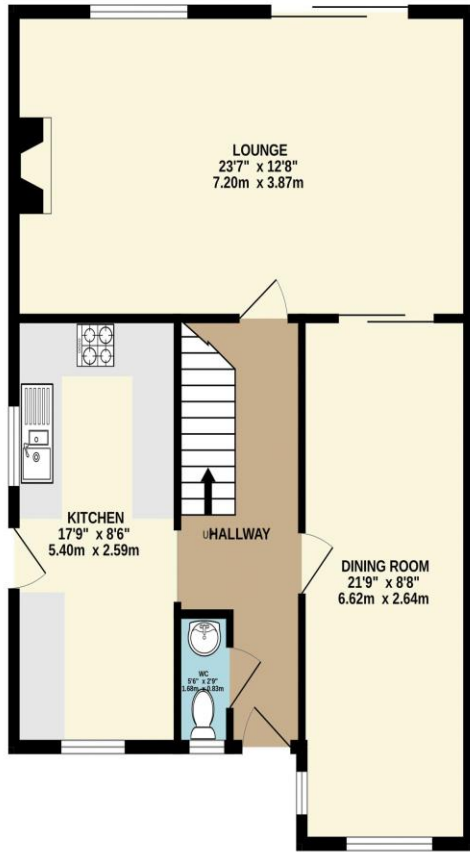
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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

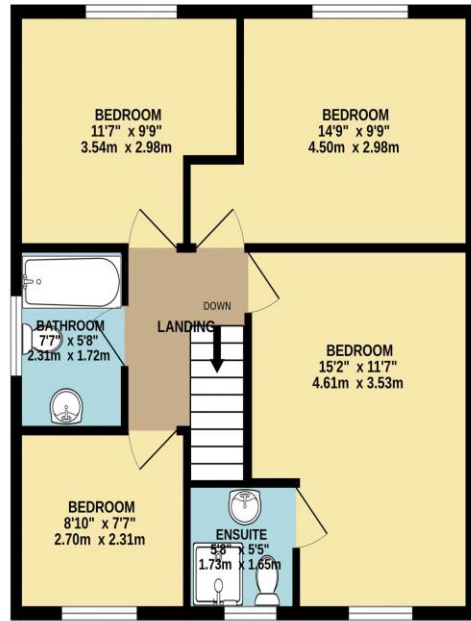




GROUND FLOOR  
746 sq.ft. (69.3 sq.m.) approx.



1ST FLOOR  
588 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA: 1335 sq.ft. (124.0 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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