



**23 Eastfield Road Keelby  
Keelby  
DN41 8JE**

**£225,000**

Tucked away in the corner of a quiet cul-de-sac, within the heart of Keelby, is this well presented three bed detached home, boasting open plan living, converted garage to create additional living space and ample off road parking. The village itself is highly sought after, which comes as no surprise given the excellent road links, easy access to Humberside Airport and Habrough Train Station, range of local shops and public houses. There is also a good primary school, with the property also falling within the Caistor Grammar school catchment. Beautifully presented throughout, this lovely home comprises of porch, open plan lounge-diner, kitchen, utility and sitting room/snug. To the first floor there are three excellent size bedrooms and a large four piece bathroom suite. Externally, the property benefits from ample off road parking and delightful gardens to the front and rear, with the rear garden overlooking fields and open to all aspects.



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

IMMINGHAM

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

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#### OFFICE HOURS

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



### Lounge/Diner

11' 6" x 24' 2" (3.50m x 7.36m)

Open planned, the lounge-diner offers an abundance of space with light modern decor and plenty of natural daylight entering through the uPVC window to the front and sliding doors to the rear. There is also carpeted flooring, radiator and an electric fire place.

### Kitchen

8' 1" x 10' 7" (2.46m x 3.22m)

Boasting ample storage through a range of base and wall mounted units with tiled splash back and roll top work tops to compliment. There is also space for a freestanding oven, 1 and a half sink with drainer, laminate flooring, uPVC window and uPVC door to the side.

### Utility room

5' 0" x 8' 1" (1.52m x 2.46m)

### Bedroom 1

11' 6" x 13' 1" (3.50m x 3.98m)

This spacious master bedroom comprises of carpeted flooring, radiator, neutral decor, built in storage and uPVC window to the front elevation.

### Bedroom 2

11' 1" x 11' 6" (3.38m x 3.50m)

Bedroom two briefly comprises of neutral decor, radiator, carpeted flooring, coving and a uPVC window to the rear elevation.

### Bedroom 3

8' 1" x 12' 4" (2.46m x 3.76m)

The third bedroom, which is a really good size benefits from eaves storage, radiator, carpeted flooring and uPVC window to the front elevation.

### Bathroom

8' 1" x 10' 7" (2.46m x 3.22m)

This lovely, spacious four piece bathroom benefits from a bath, shower cubical, WC, basin laminate floor tiles, radiator, LED lighting and uPVC window to the rear elevation.

### Externally

Externally, there is ample off road parking to the front with side access into the rear garden. The rear garden is well maintained with laid to lawn, flower bed and decking area ideal for al-fresco dining. The rear garden is also overlooking fields and is open to all aspects. There is also a generous size garden to the front.



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### 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

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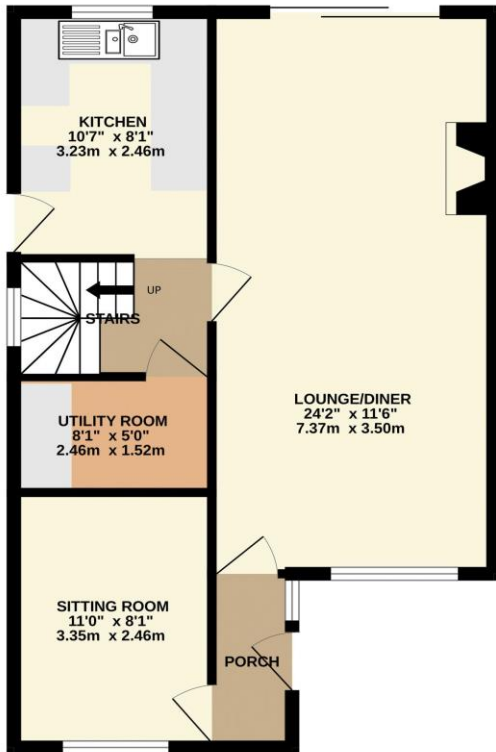
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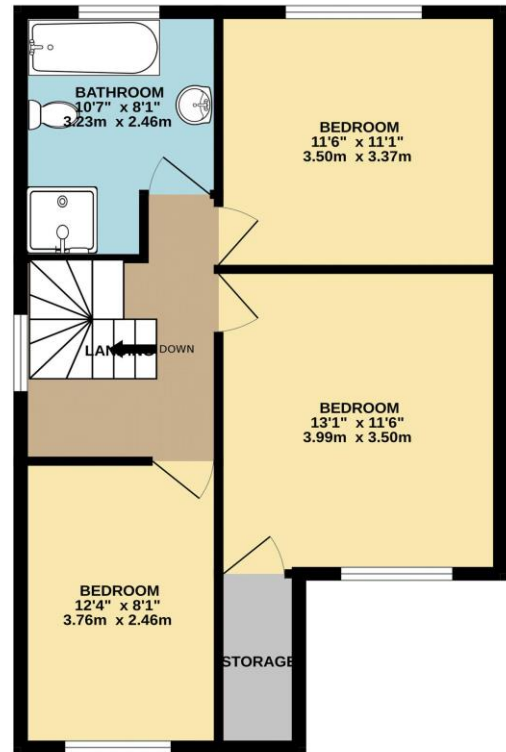




GROUND FLOOR  
551 sq.ft. (51.2 sq.m.) approx.



1ST FLOOR  
558 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA: 1109 sq.ft. (103.0 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>80</b>
(55-68)	<b>D</b>	<b>57</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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