



# CROFTS ESTATE AGENTS

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



7 West View Close  
Keelby  
DN41 8HL

Offers in the Region Of  
£205,000

Crofts Estate Agents offer for sale this spacious three bed detached house, which is tucked away in a private cul-de-sac in the ever popular village of Keelby. Being sold with NO FORWARD CHAIN, this property, which occupies a generous plot with scenic views to the rear, is ideal for a family or young couple, with the home offering plenty of space to grow. The home is also well served by local facilities including post office, shops, takeaways, primary school, and public houses, and falls within the catchment of Caistor Grammar School. Internal viewing will reveal the entrance hallway, lounge, dining room and kitchen. Heading to the first floor your will find three bedrooms, all being doubles and the family bathroom. All of the bedrooms also benefit from fitted wardrobes, which provide excellent storage. Externally there is a garage to the front with parking available outside and generous, well maintained gardens to the front and rear.

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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**Lounge**

14' 2" x 15' 2" (4.31m x 4.62m)

Well proportioned and located to the rear of the property is the lounge which benefits from laminate flooring, radiator, coving, gas fire place and uPVC window to the rear elevation.

**Dining Room**

9' 7" x 11' 10" (2.92m x 3.60m)

Adjacent to the lounge is the dining room which briefly comprises of carpeted flooring, radiator, coving and uPVC window to the rear elevation.

**Kitchen**

10' 1" x 11' 10" (3.07m x 3.60m)

Benefitting from a range of base and wall mounted units, range cooker with extractor above, sink with draining board, tiled flooring and tiled splashback. There is also space for a freestanding fridge freezer, uPVC window and uPVC side door.

**Bedroom 1**

11' 10" x 15' 2" (3.60m x 4.62m)

Bedroom one briefly comprises of laminate flooring, radiator, neutral decor and uPVC window to the rear elevation.

**Bedroom 2**

11' 10" x 11' 10" (3.60m x 3.60m)

Bedroom two briefly comprises of laminate flooring, radiator, tasteful decor and uPVC window to the front elevation.

**Bedroom 3**

9' 9" x 11' 9" (2.97m x 3.58m)

Bedroom three briefly comprises of laminate flooring, over stairs storage, radiator and uPVC window to the rear elevation.

**Bathroom**

7' 10" x 8' 8" (2.39m x 2.64m)

The family bathroom benefits from a four piece suite comprising of a corner bath, shower, WC, basin, vinyl flooring, LED lights, radiator and uPVC window to the front elevation.

**Externally**

Externally there is a garage to the front with parking available outside and generous, well maintained gardens to the front and rear. There is also a parcel of land which can be rented for £1 a year to the rear of the garden. The vendor has also upgraded all of the windows in April 2023 to uPVC thermotech double glazing, as well as having front and rear anthracite grey cladding.





**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.

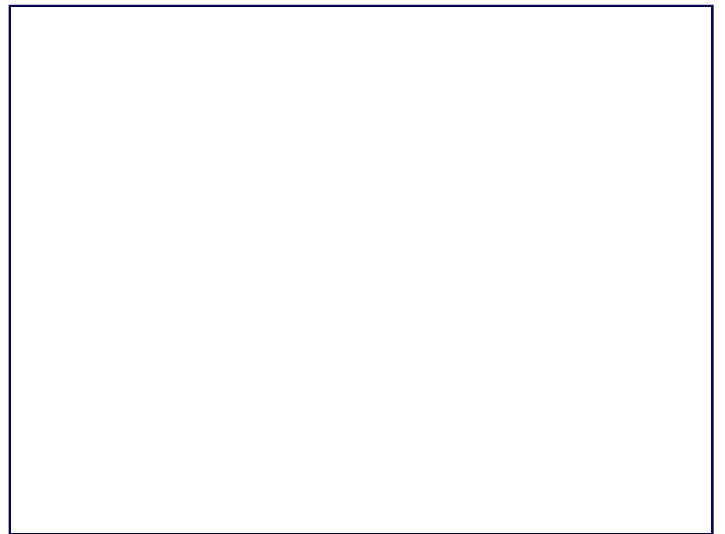
**Viewings**

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)

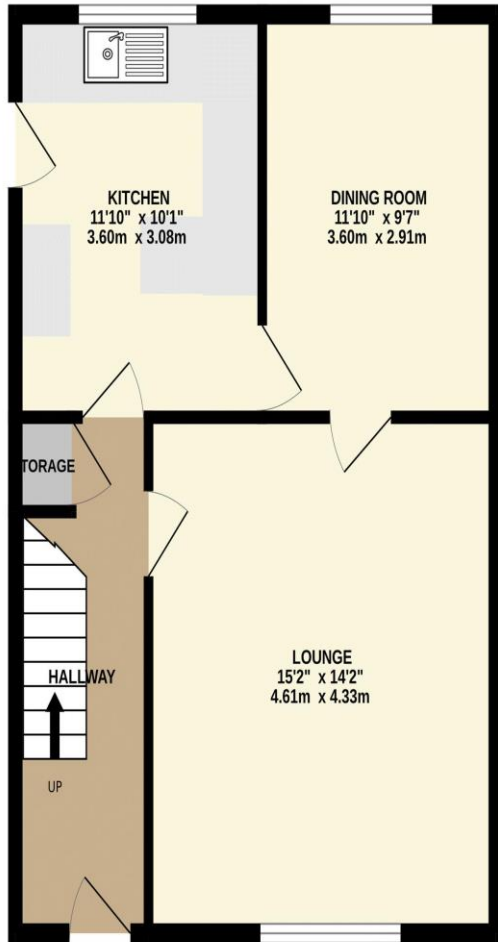




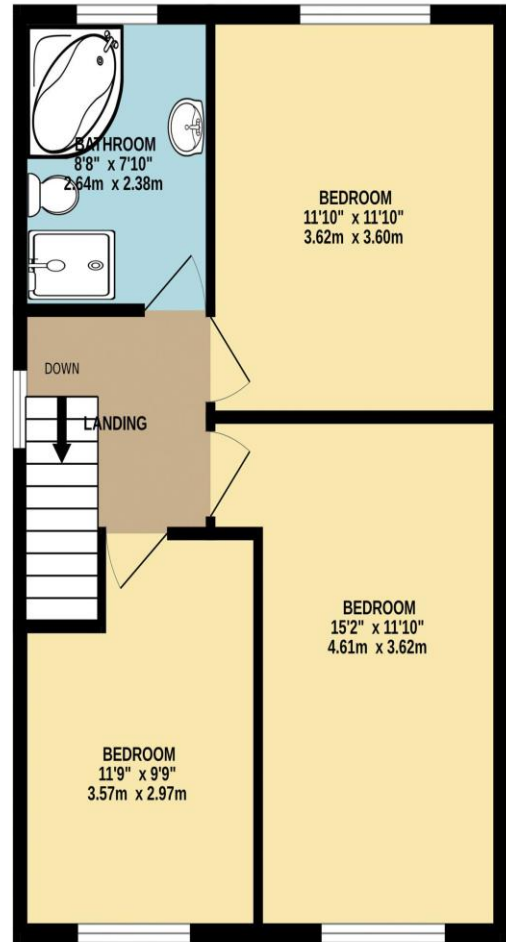
**OPEN 7 DAYS A WEEK**

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR  
530 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR  
530 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 1059 sq.ft. (98.4 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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